

Rezoning Petition Packet

Petitions:
2019-070 through 2019-085

Petitions that were submitted in June 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-070

Petition #:	_____
Date Filed:	<u>4/9/2019</u>
Received By:	<u>BF</u>

Complete All Fields (Use additional pages if needed)

Property Owner: RENC CH, LLC

Owner's Address: 6000 Monroe Road, Suite 100 City, State, Zip: Charlotte, NC 28212

Date Property Acquired: See Schedule 1 Attached

Property Address: See Schedule 1 Attached

Tax Parcel Number(s): See Schedule 1 Attached

Current Land Use: See Schedule 1 Attached

Size (Acres): 42.41 Ac

Existing Zoning: B-2 & B-2 (CD)

Proposed Zoning: B-2 (CD) & B-2 (CD) SPA

Overlay: N/A

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

Required Rezoning Pre-Application Meeting* with: Planning Staff, CDOT, and CATS

Date of meeting: 4/2/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: Addition of Wallace Road and the property at the northely
intersection of Wallace Road with East Independence Blvd.

Greg Hartley, EMH&T

Name of Rezoning Agent

301 McCullough Drive, Suite 109

Agent's Address

Charlotte, NC 28262

City, State, Zip

704-353-9953

Telephone Number

Fax Number

ghartley@emht.com

E-Mail Address

Signature of Property Owner

Gene Cocchi

(Name Typed / Printed)

RENC CH, LLC

Name of Petitioner(s)

6000 Monroe Road, Suite 100

Address of Petitioner(s)

Charlotte, NC 28212

City, State, Zip

704-566-3306

Telephone Number

Fax Number

gene.cocchi@hendrickauto.com

E-Mail Address

Signature of Petitioner

Gene Cocchi

(Name Typed / Printed)

Schedule 1					
Property Owner and Address	Property Address	Tax Parcel Number	Acreage	Date Property Acquired	Existing Zoning Classification
RENC CH LLC 6000 Monroe Road Charlotte, NC 28212	7510, 7600 and 7640 Wallace Rd.	19106107	28.92	January 31, 2017	B-2(CD)
	7700 Wallace Rd.	19106105	8.881	January 25, 2019	B-2(CD)
	6700 and 6706 East Independence Blvd.				
Hendrick Automotive Group 6000 Monroe Road Charlotte, NC 28212	Lumarka Dr.	19106121	3.712	November 9, 1995	B-2(CD)
RENC CH LLC 6000 Monroe Road Charlotte, NC 28212	6610 East Independence Blvd.	19105303	0.605	April 5, 20129	B-2
Present Right-of-way of Wallace Road	N/A	N/A	0.31	N/A	B-2 B-2(CD)

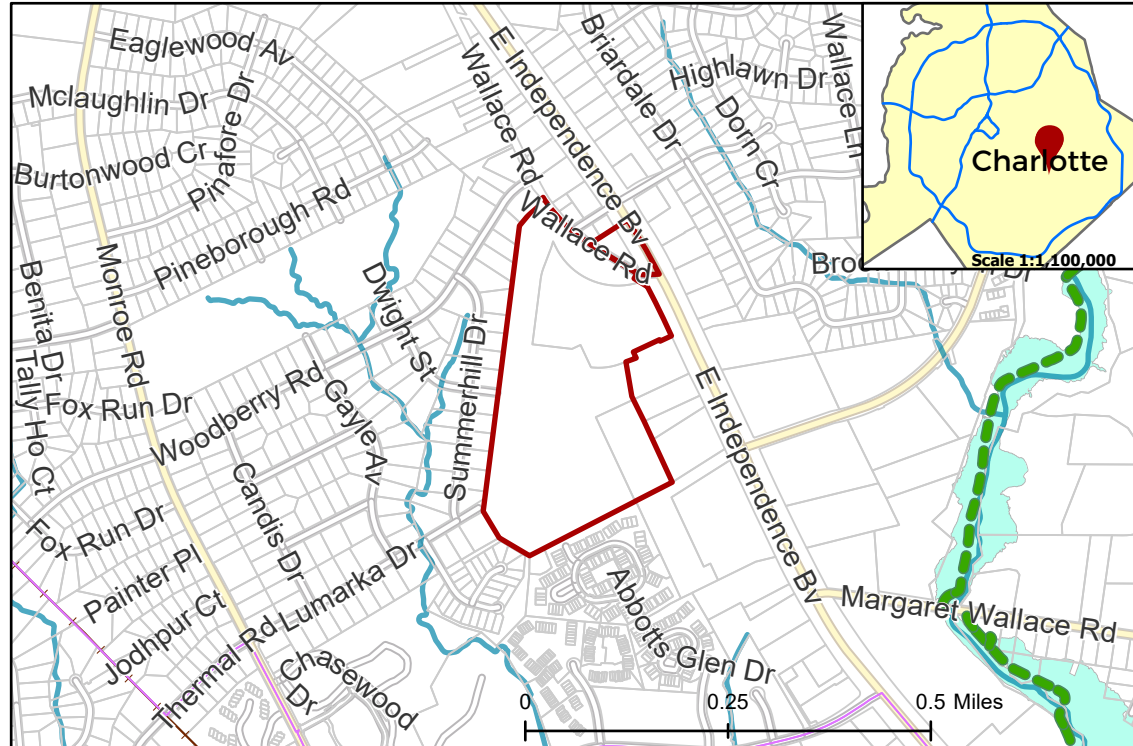
2019-070 : RENC CH, LLC

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

Requested Zoning B-2(CD) (General Business, Conditional) B-2(CD) SPA
(General Business, Conditional, Site Plan Amendment)

Approximately 42.41 acres

Location of Requested Rezoning



Rezoning Map

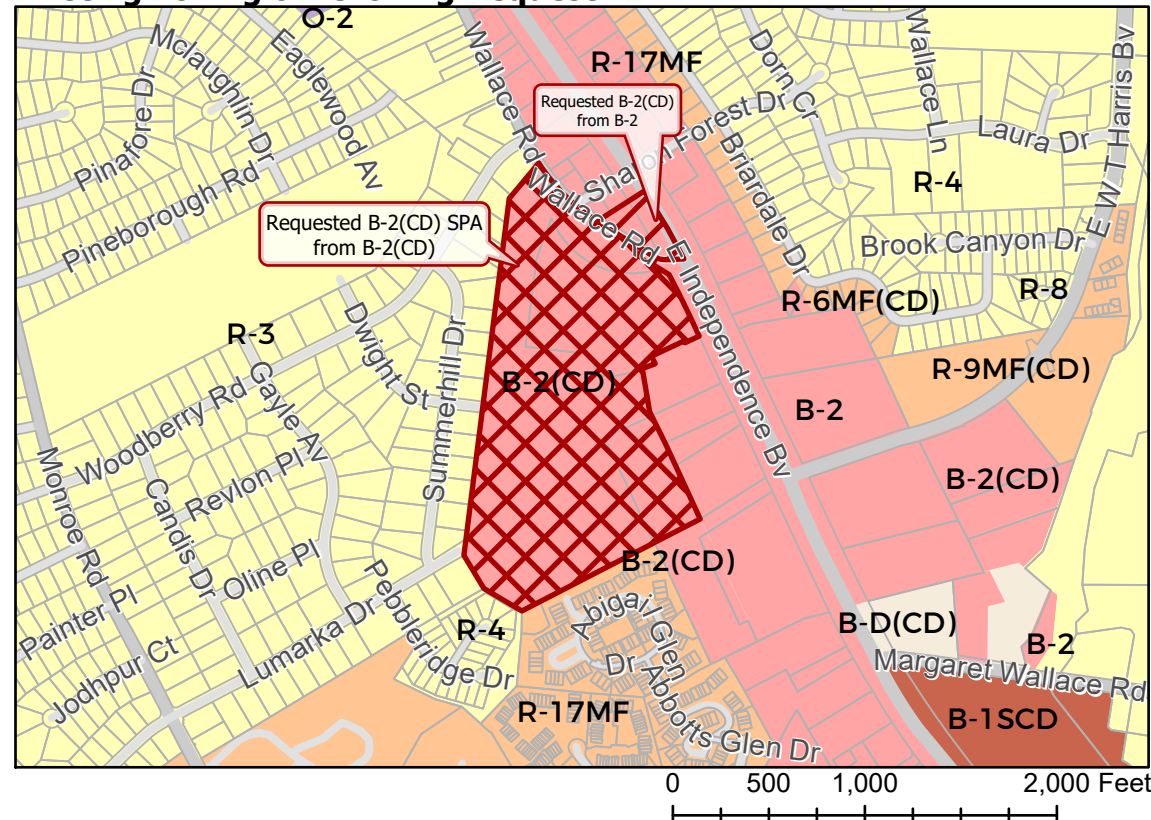


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2019-070
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
5-Matt Newton



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Business-Distribution



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-071

Petition #:	_____
Date Filed:	<u>4/12/2019</u>
Received By:	<u>PH</u>

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: vacant/residential (Acres): ± 54.99

Existing Zoning: R-3 Proposed Zoning: MX-2

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

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

Date of meeting: 12/4/2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with residential community made up of single-family homes and town homes.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-D

Signature of Property Owner

FH 1524 Sunset Rd., LLC (attn.: Andy Ferrell)

Name of Petitioner

P.O. Box 681028

Address of Petitioner

Charlotte, NC 28216

City, State, Zip

980-721-5177

Telephone Number

Fax Number

andysferrell@gmail.com

E-mail Address

SEE ATTACHMENT E

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
037-043-01	1600 Sunset Road, Charlotte, NC 28216	Nadine Primm Fite	1226 Rockhaven Dr, Charlotte, NC 28216	.970	07/26/1973
037-401-04	1532 Sunset Road, Charlotte, NC 28216	JCNAC LP	1226 Rockhaven Dr, Charlotte, NC 28216	47.692	12/27/2000
037-032-16	2904 Oakdale Road, Charlotte, NC 28216	David F McCallum and Jeffrey David McCallum	2904 Oakdale Road, Charlotte, NC 28216	3.880	03/23/2018
037-043-02	1524 Sunset Road, Charlotte, NC 28216	Nadine P Williams Alvin D Primm (deceased) Coretha P Ferrell Clinton Craig Primm II Keith Primm	1226 Rockhaven Drive, Charlotte, NC 28216	2.448	10/31/2003

ATTACHMENT A

**REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC**

**OWNER JOINDER AGREEMENT
Nadine Primm Fite**

The undersigned, as the owner of the parcel of land located at 1600 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the 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 30th day of March, 2019.

Nadine Primm Fite

A handwritten signature in cursive script, appearing to read "Nadine Primm Fite Williams", written over a horizontal line.

ATTACHMENT B

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT
JCNAC LP

The undersigned, as the owner of the parcel of land located at 1532 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-401-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the 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 30th day of March, 2019.

JCNAC LP

By: Wadine P. Williams
Name: Wadine P. Williams
Its: Gen partner

ATTACHMENT C

**REZONING PETITION NO. 2019-_____
FH 1524 Sunset Rd., LLC**

OWNER JOINDER AGREEMENT

**David F McCallum
Jeffrey David McCallum**

The undersigned, as the owner of the parcel of land located at 2904 Oakdale Road, Charlotte, NC that is designated as Tax Parcel No. 037-032-16 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 31st day of March, 2019.

David F McCallum

David F. McCallum

Jeffrey David McCallum

Jeffrey D McCallum

ATTACHMENT D

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT

Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the 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 30th day of March, 2019.

Nadine P Williams

Nadine P. Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P. Ferrell

Coretha P Ferrell

Coretha P. Ferrell

Clinton Craig Primm II

Keith Primm

ATTACHMENT D

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT

Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the 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 2nd day of April, 2019.

Nadine P Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P Ferrell

Clinton Craig Primm II

Clinton Craig Primm II
Keith Primm

ATTACHMENT D

**REZONING PETITION NO. 2019-_____
FH 1524 Sunset Rd., LLC**

OWNER JOINDER AGREEMENT

**Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm**

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the 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 31 day of march, 2019.

Nadine P Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P Ferrell

Clinton Craig Primm II

Keith Primm

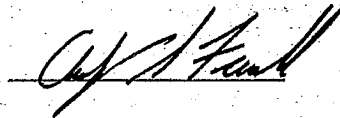


ATTACHMENT E

**REZONING PETITION NO. 2019-
FH 1524 Sunset Rd., LLC**

Petitioner:

FH 1524 Sunset Rd., LLC

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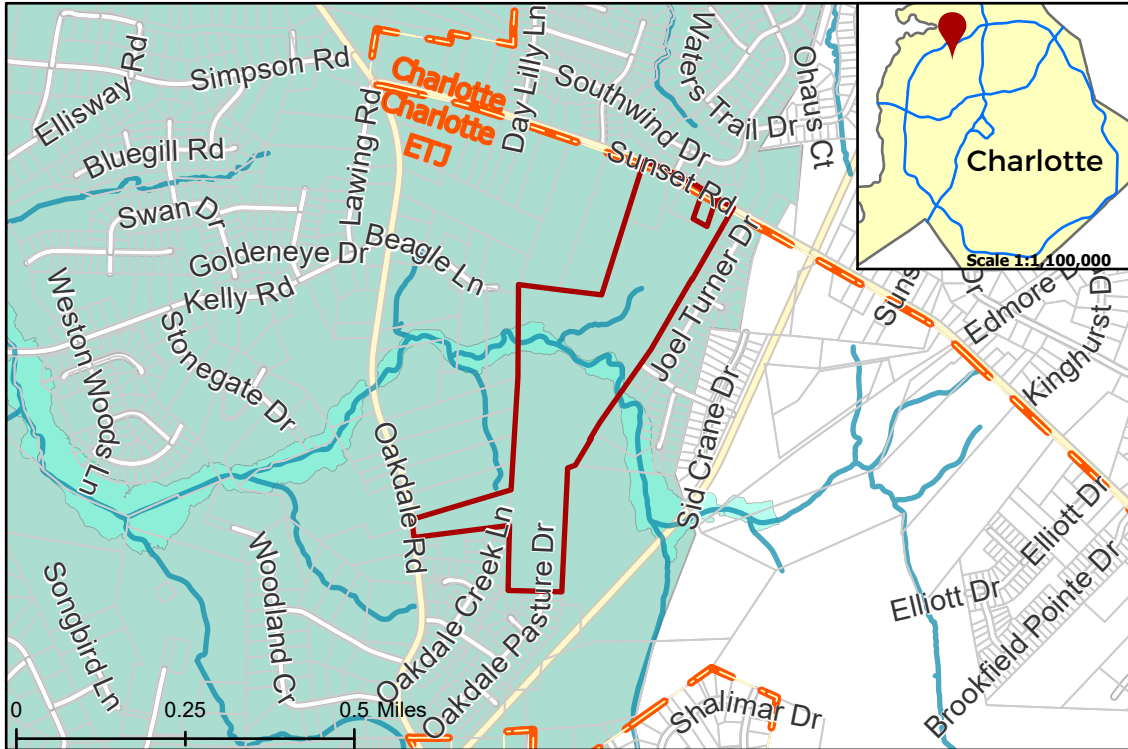
2019-071 : FH 1524 Sunset Rd, LLC

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

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

Approximately 54.99 acres

Location of Requested Rezoning



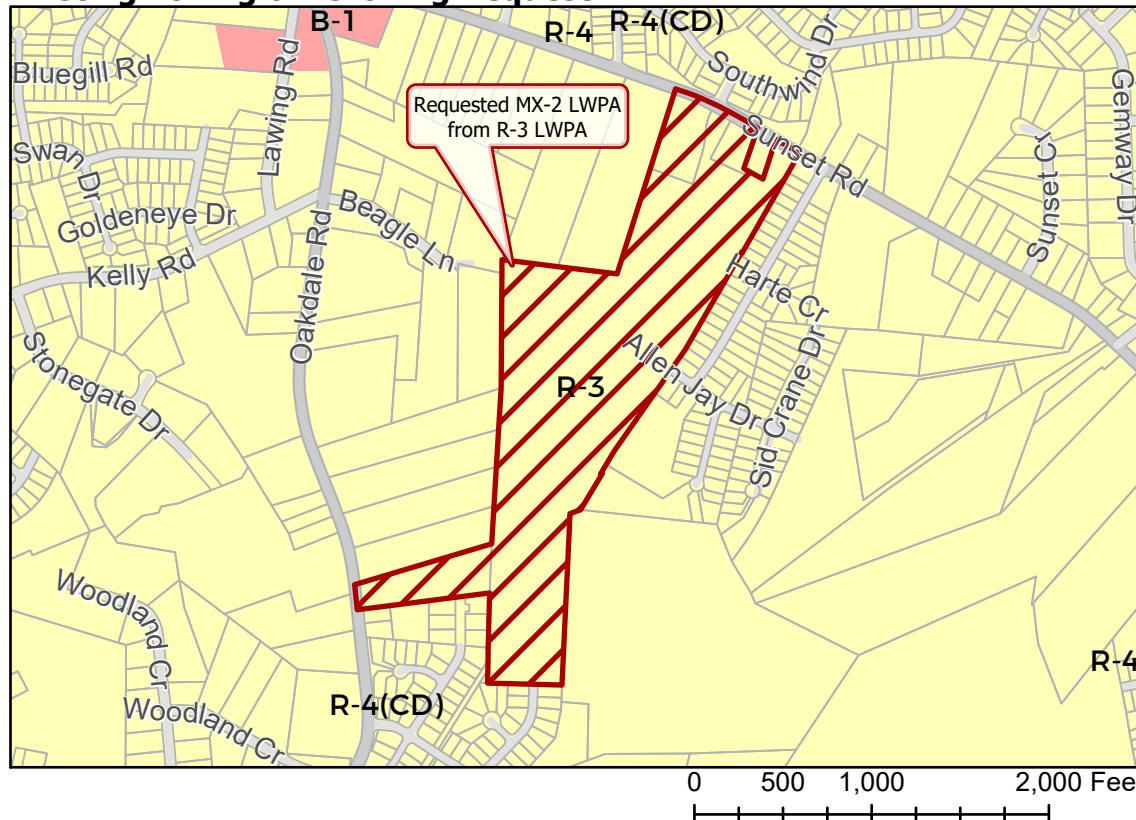
Rezoning Map



- 2019-071
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Watershed Overlay
- Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



- Requested MX-2 LWPA from R-3 LWPA

Zoning Classification

- Single Family
- Business



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-072

Date Filed: 4/17/2019

Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Eddie A. Flowe

Owner's Address: 5527 Manning Road City, State, Zip: Charlotte, NC 28269

Date Property Acquired: June 25, 1982

Property Address: 1515 Cannon Avenue and 1631 Oneida Road

Tax Parcel Number(s): 045-071-01 and 045-093-01

Current Land Use: Rural home site and residential acreage Size (Acres): +/- 38.83 acres

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

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

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

Date of meeting: January 8, 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 residential community on the site that could be comprised of single family detached dwelling units, single family attached dwelling units, multi-family dwelling units or a combination thereof.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Ardent Acquisitions LLC (c/o Tyson Reilly)

Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350

Address of Petitioner(s)

Atlanta, GA 30339

City, State, Zip

248-361-8842

Telephone Number

Fax Number

treilly@theardentcompanies.com

E-Mail Address

ARDENT ACQUISITIONS LLC

By: [Signature]

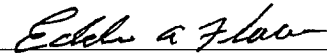
Signature of Petitioner

Tyson M. Reilly
(Name Typed / Printed)

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

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that are designated as Tax Parcel Nos. 045-071-01 and 045-093-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 20 day of March, 2019.



Eddie A. Flowe

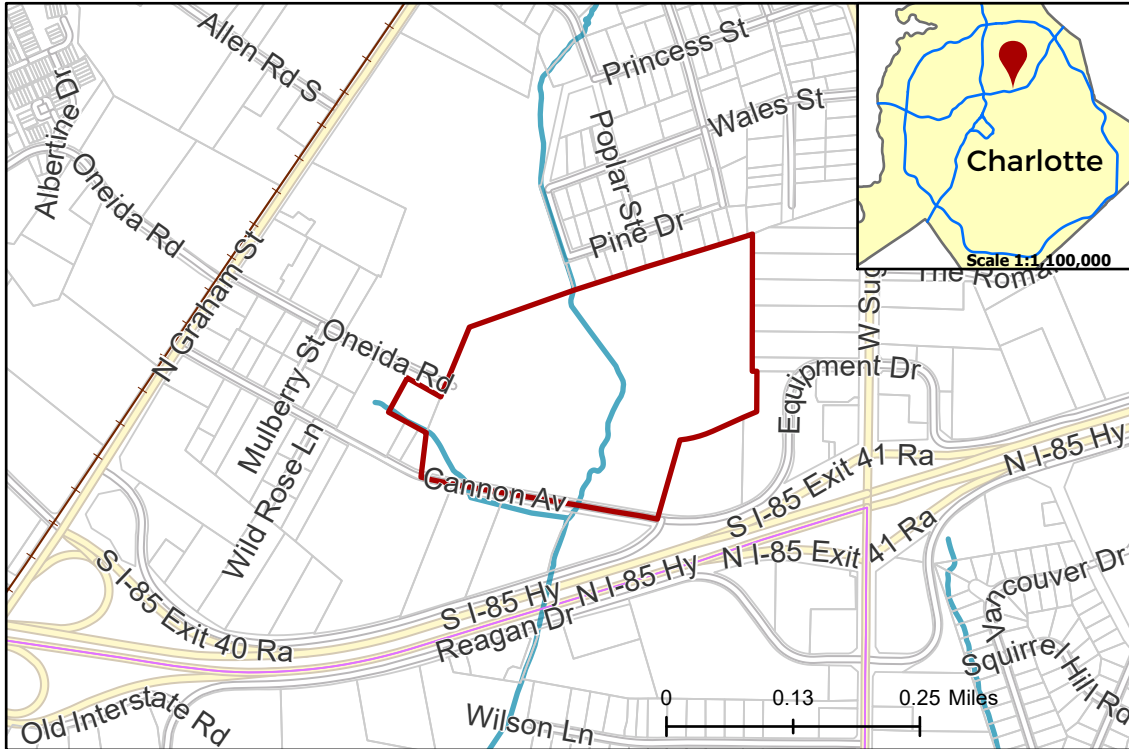
2019-072 : Ardent Acquisitions LLC

Current Zoning R-4 (Single Family Residential)

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

Approximately 38.83 acres

Location of Requested Rezoning



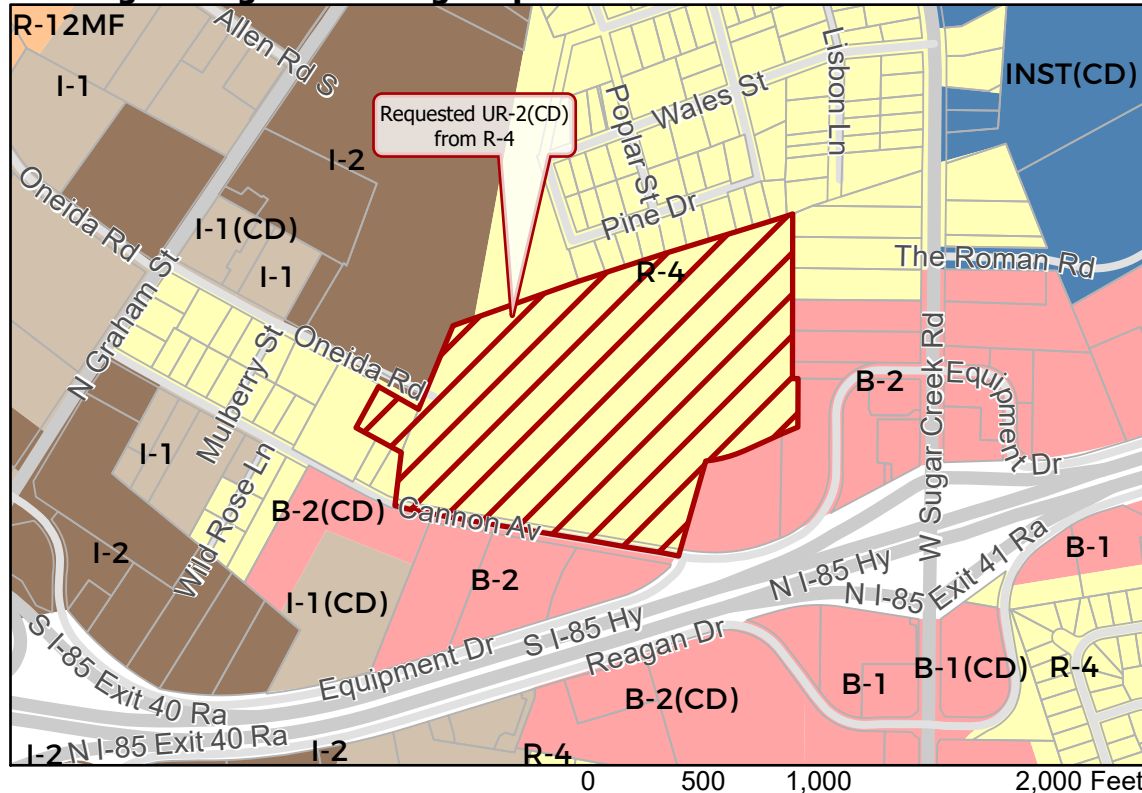
Rezoning Map



- 2019-072
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-073

Petition #:	
Date Filed:	4/22/2019
Received By:	RH

Complete All Fields (Use additional pages if needed)

Property Owner: Tremont Capital, LLC

Owner's Address: 1341 E Morehead Street Suite 202 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: January 11, 2018

Property Address: 510 West Tremont Avenue

Tax Parcel Number(s): 119-064-21

Current Land Use: Vacant Industrial Size (Acres): +/- 1.908 acres

Existing Zoning: I-1 Proposed Zoning: MUDD (CD)

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

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

Date of meeting: April 3, 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 development on the site that could contain multi-family residential uses, retail uses and/or office uses.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

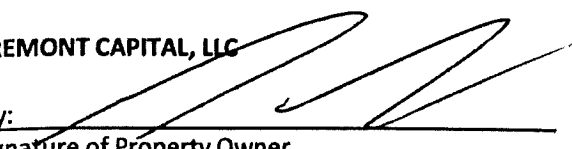
101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

TREMONT CAPITAL, LLC

By: 
Signature of Property Owner

David Smith
(Name Typed / Printed)

Tremont Capital, LLC (c/o David Smith)
Name of Petitioner(s)

1341 E Morehead Street Suite 202
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704-964-8845
Telephone Number Fax Number

David@Barringer-homes.com
E-Mail Address

By: Same As Owner
Signature of Petitioner

(Name Typed / Printed)

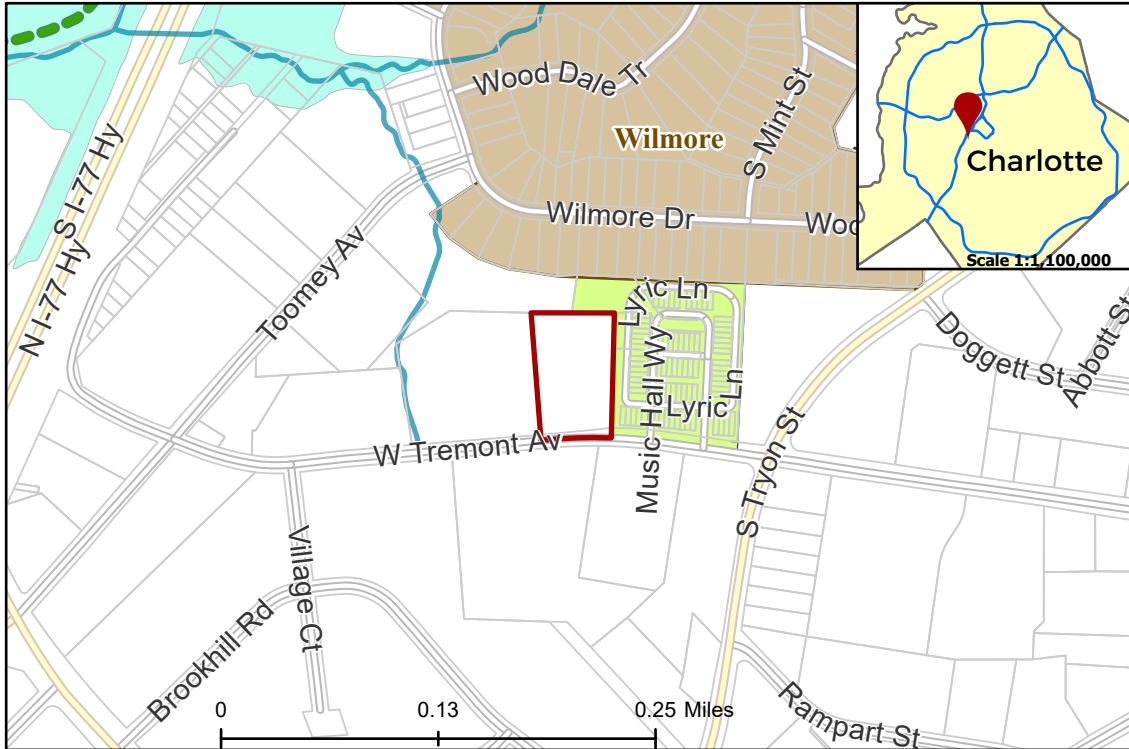
2019-073 : Tremont Capital, LLC

Current Zoning I-1 (Light Industrial)

Requested Zoning MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 1.908 acres

Location of Requested Rezoning



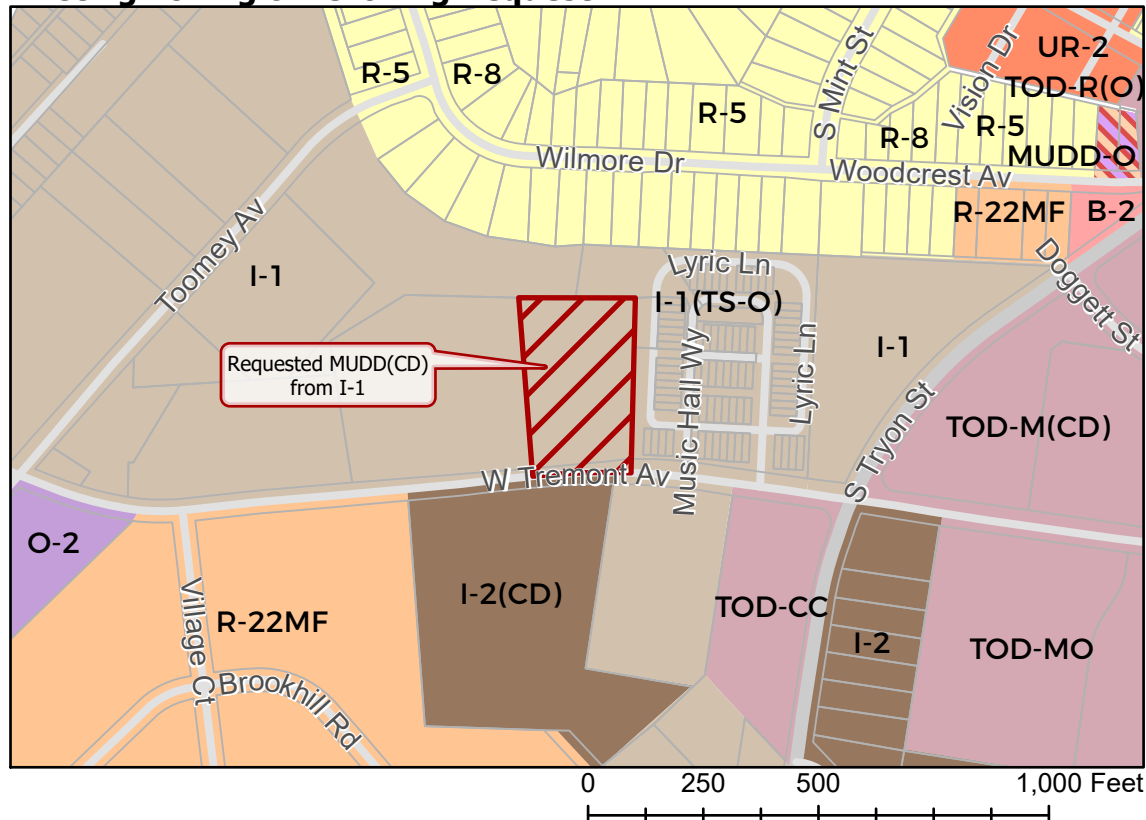
Rezoning Map



- 2019-073
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 6/26/2019

2019-074

I. REZONING APPLICATION

CITY OF CHARLOTTE

Petition #: _____
 Date Filed: 4/25/2019
 Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Rosegate Holdings, LLC Provision Development, LLC
9424 Whitehorn Drive (Rosegate) Charlotte, NC 28277
 Owner's Address: 6311 Lakefill Rd (Provision) City, State, Zip: Charlotte, NC 28212
 Date Property Acquired: 03/22/2019 (19105108 and 19105110) 07/27/2018 (19105111)
 Property Address: 7444, 7432, 7426 Wallace Road
owned by Rosegate: 19105108 and 19105110
 Tax Parcel Number(s): owned by Provision: 19105111
 Current Land Use: Single Family Residential Size (Acres): 3.96
 Existing Zoning: R-3 Proposed Zoning: MUDD-O
 Overlay: Independence Blvd Area Plan Tree Survey Provided: Yes: _____ N/A: _____
 Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Mecci, Molly Haynes, Kent Main, Isiaha Washington, Scott Correll
 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: To allow for development of a residential multifamily community and establish public and private vehicular and pedestrian circulation within the project area.

Urban Design Partners
 Name of Rezoning Agent
1318 Central Avenue E6
 Agent's Address
Charlotte, NC 28205
 City, State, Zip
704-334-3303
 Telephone Number Fax Number
paul@urbandesignpartners.com
 E-Mail Address
Josh Meadows
 Signature of Property Owner
Josh Meadows
 (Name Typed / Printed)

Josh Jolley
 Name of Petitioner(s)
7444 Margaret Wallace Road
 Address of Petitioner(s)
Charlotte, NC 28212
 City, State, Zip
828-319-7206
 Telephone Number Fax Number
joshjolley11@gmail.com
 E-Mail Address
Josh Jolley
 Signature of Petitioner
Joshua Jolley - Rosegate Holdings, LLC
 (Name Typed / Printed)

Attachment A

Rezoning Petition Joinder Agreement

Josh Jolley

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: *[Insert Tax Parcel Number(s)]* in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

Josh Meadows, Provision Development LLC

Signature: Josh Meadows

Josh meadows

Name (Printed): _____

Co-pres

Title: _____

Date: 04-10-2019

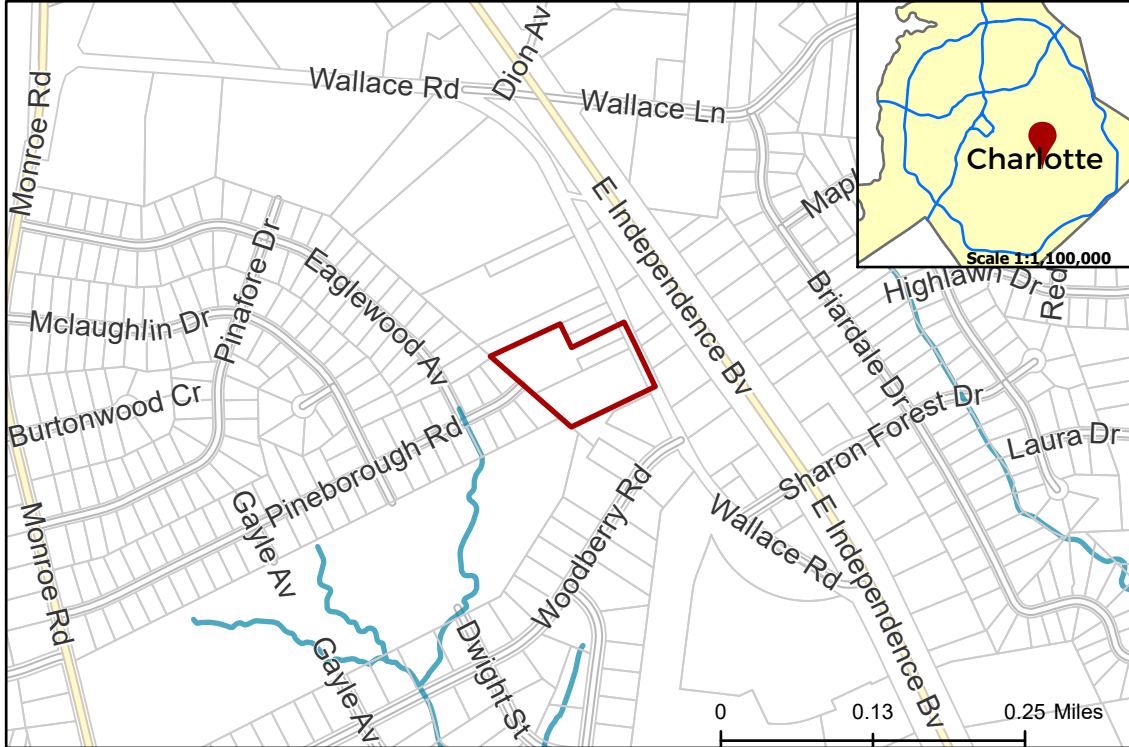
2019-074 : Josh Jolley

Current Zoning R-3 (Single Family Residential)

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

Approximately 3.96 acres

Location of Requested Rezoning



Rezoning Map



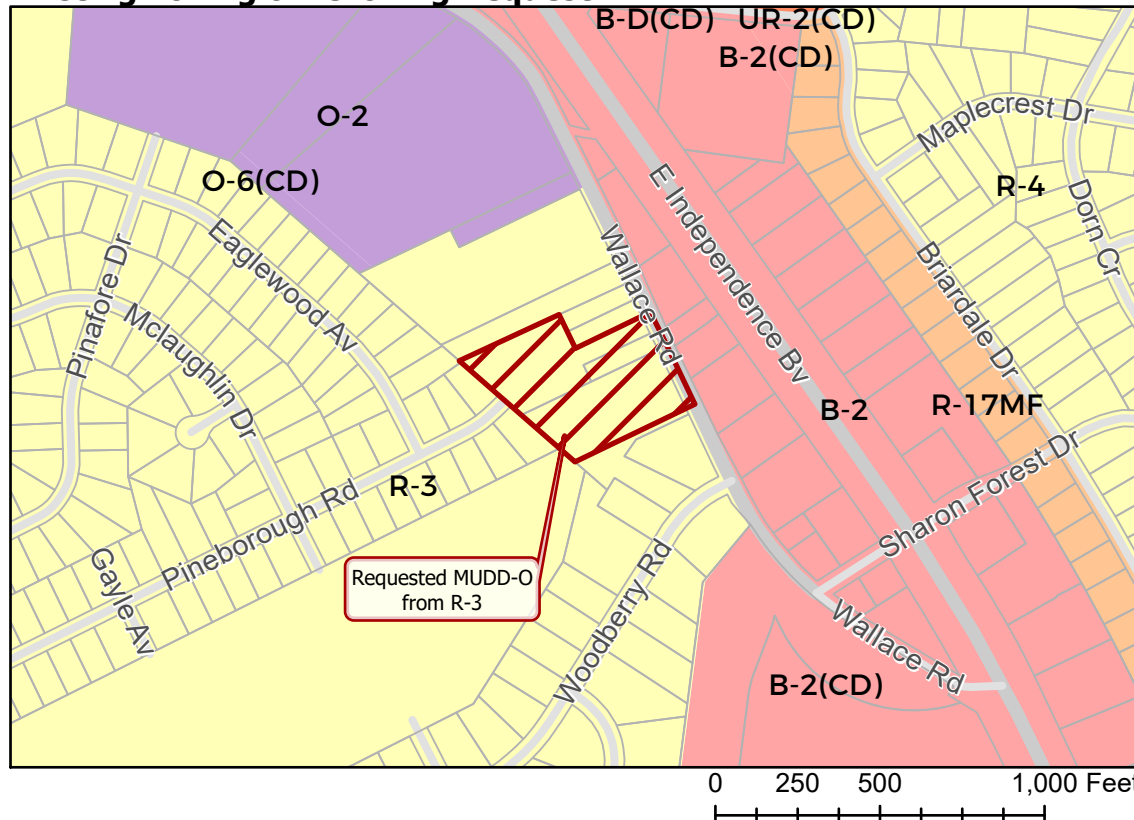
- 2019-074
- Inside City Limits
- Parcel
- Streams

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-3

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Business-Distribution



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

2019-075

4/30/2019

PH

Complete All Fields (Use additional pages if needed)

Property Owner: Martha F. Gainey

Owner's Address: 14039 Point Lookout Rd City, State, Zip: Charlotte, NC 28278

Date Property Acquired: 12/31/1985

Property Address: 1529 & 1537 S Mint St. Charlotte, NC 28203

Tax Parcel Number(s): 11908411

Current Land Use: Mixed Use Size (Acres): .52

Existing Zoning: B-2 Proposed Zoning: B-2 (TS Overlay)

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

Required Rezoning Pre-Application Meeting* with: Carlos Alzate, Nan Peterson, Solomon Fortune, Grant Meacci
Date of meeting: 4/3/2019

(*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: _____

Mark Miller

Name of Rezoning Agent

4530 Park Rd

Agent's Address

Charlotte, NC 28209

City, State, Zip

704 519 4247

Telephone Number

Fax Number

mark.h.miller@latpurser.com

E-Mail Address

Martha F. Gainey

Signature of Property Owner

MARTHA F. GAINES

(Name Typed / Printed)

Lischerong Enterprises & Holdings, LLC

Name of Petitioner(s)

310 Arlington Ave Suite 402

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

864 590 6478

Telephone Number

Fax Number

nick@le-h.com

E-Mail Address

Nick Lischerong

Signature of Petitioner

Nick Lischerong

(Name Typed / Printed)

2019-075 : Lischerong Enterprises & Holdings, LLC

Current Zoning B-2 HD (General Business, Historic District)

Requested Zoning B-2 TS HD (General Business, Transit Supportive Overlay, Historic District)

Approximately .52 acres

Rezoning Map



Location of Requested Rezoning

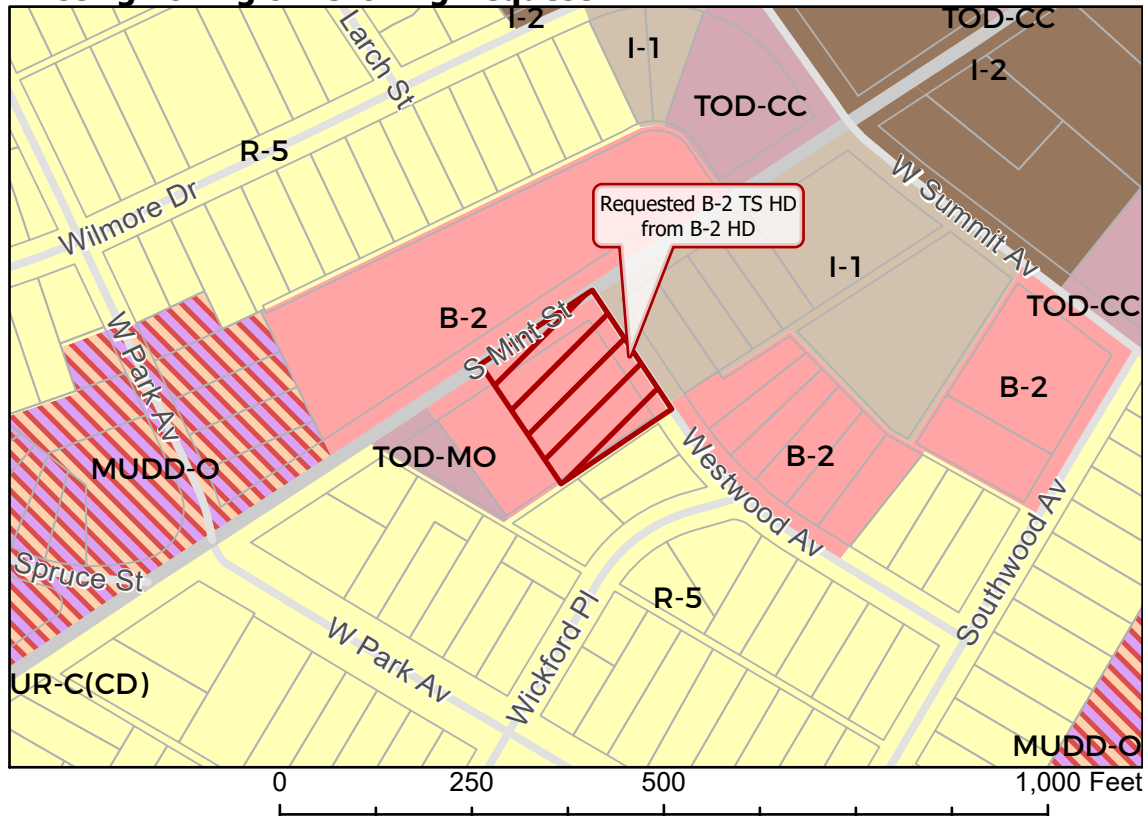


- 2019-075
- Inside City Limits
- Parcel
- Transit Supportive Overlay
- Historic Districts

City Council District
3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested B-2 TS HD from B-2 HD

Zoning Classification

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



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-076
Petition #: _____
Date Filed: 4/30/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: DAM HOLDINGS, LLC

Owner's Address: P.O. Box 280 City, State, Zip: Lake Geneva, WI 53147

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): See Exhibit A attached hereto

Current Land Use: Vacant single family residential Size (Acres): +/- 2.39 acres

Existing Zoning: R-8 Proposed Zoning: UR-2 (CD)

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: April 9, 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
Telephone Number Fax 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
Telephone Number Fax Number

bhopper@hoppercommunities.com
E-Mail Address

HOPPER COMMUNITIES

[Signature]
By Signature of Petitioner

J. Bart Hopper
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Hopper Communities

I. Tax Parcel Numbers

071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07,
071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16

II. Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04 and 071-111-16

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: May 17, 2007

Site Addresses: 2303 Rozzelles Ferry Road, 2309 Rozzelles Ferry Road, 2315
Rozzelles Ferry Road and 310 South Turner Avenue

Tax Parcel Nos. 071-111-13, 071-111-14 and 071-111-15

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: September 21, 2007

Site Addresses: 318 South Turner Avenue and 314 South Turner Avenue

Tax Parcel No. 071-111-05

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: December 30, 2010

Site Address: 2317 Rozzelles Ferry Road

Tax Parcel No. 071-111-06

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: April 10, 2013

Site Address: 2321 Rozzelles Ferry Road

Tax Parcel No. 071-111-07

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: November 12, 2014

Site Address: 2327 Rozzelles Ferry Road

Tax Parcel No. 071-111-12

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: December 30, 2010

Site Address: None

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

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities that are designated as Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07, 071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 25th day of April, 2019.

DAM HOLDINGS, LLC

By: 

Name: Matthew Bluhm

Title: President

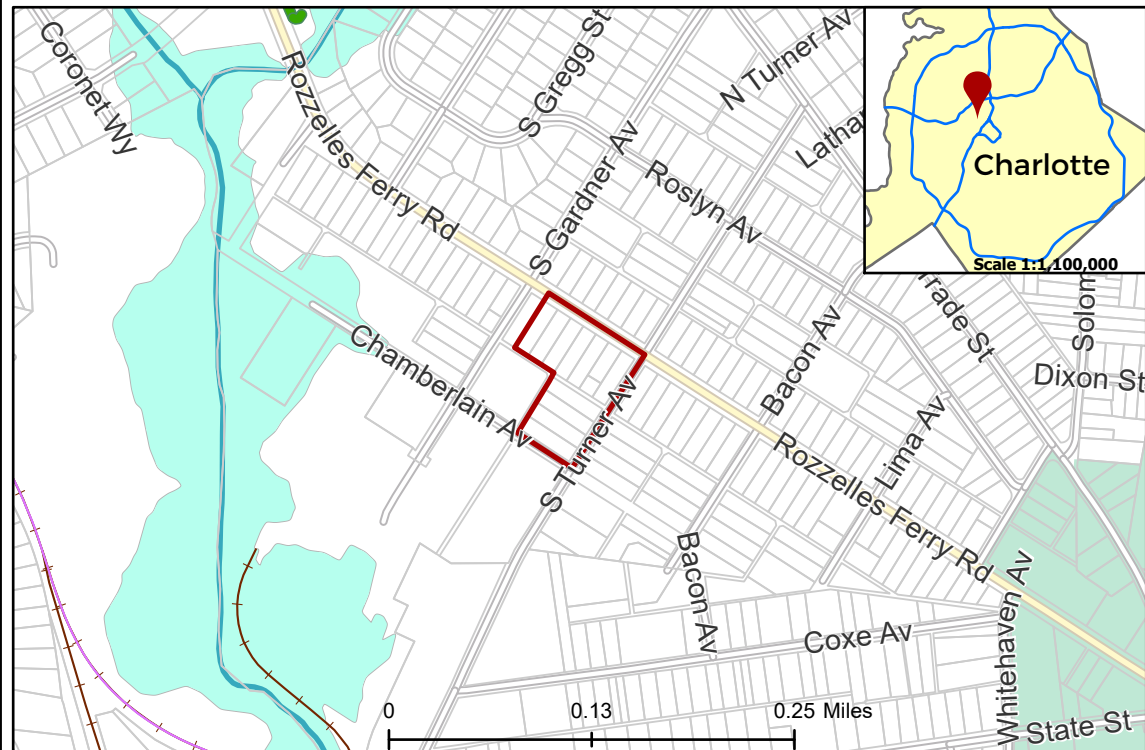
2019-076 : Hopper Communities

Current Zoning R-8 (Single Family Residential)

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

Approximately 2.39 acres

Location of Requested Rezoning



Rezoning Map



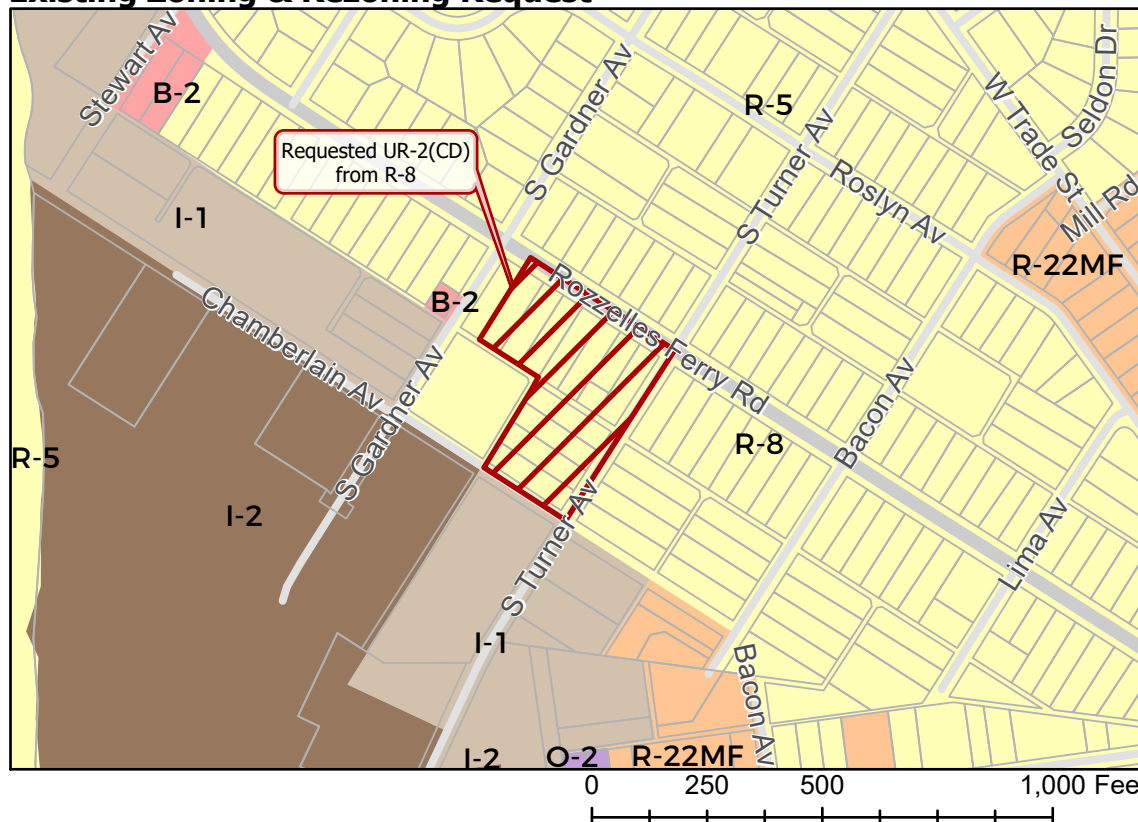
- 2019-076
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape

City Council District

- 2-Justin Harlow



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-077

Petition #:	_____
Date Filed:	5/3/2019
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: WPCP LP.

Owner's Address: Two Morrocroft Center, Suite 430 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 2017

Property Address: 4025 Yancey Dr.

Tax Parcel Number(s): 14902107

Current Land Use: Industrial Size (Acres): Approx. 5.1 ac. +/-

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, 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 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: Redevelop the existing industrial buildings and add new buildings for a mixture of retail, restaurant, hotel, and office uses for up to 195,000 sq. ft

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

Same as Petitioner
Signature of Property Owner

(Name Typed / Printed)

WPCP LP
Name of Petitioner(s)

Two Morrowcroft Center, Suite 310
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

704-412-7112 _____
Telephone Number Fax Number

jay@whitepointpartners.com
E-Mail Address

Jay Levell
Signature of Petitioner

Jay Levell
(Name Typed / Printed)

2019-077 : WPCP LP

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

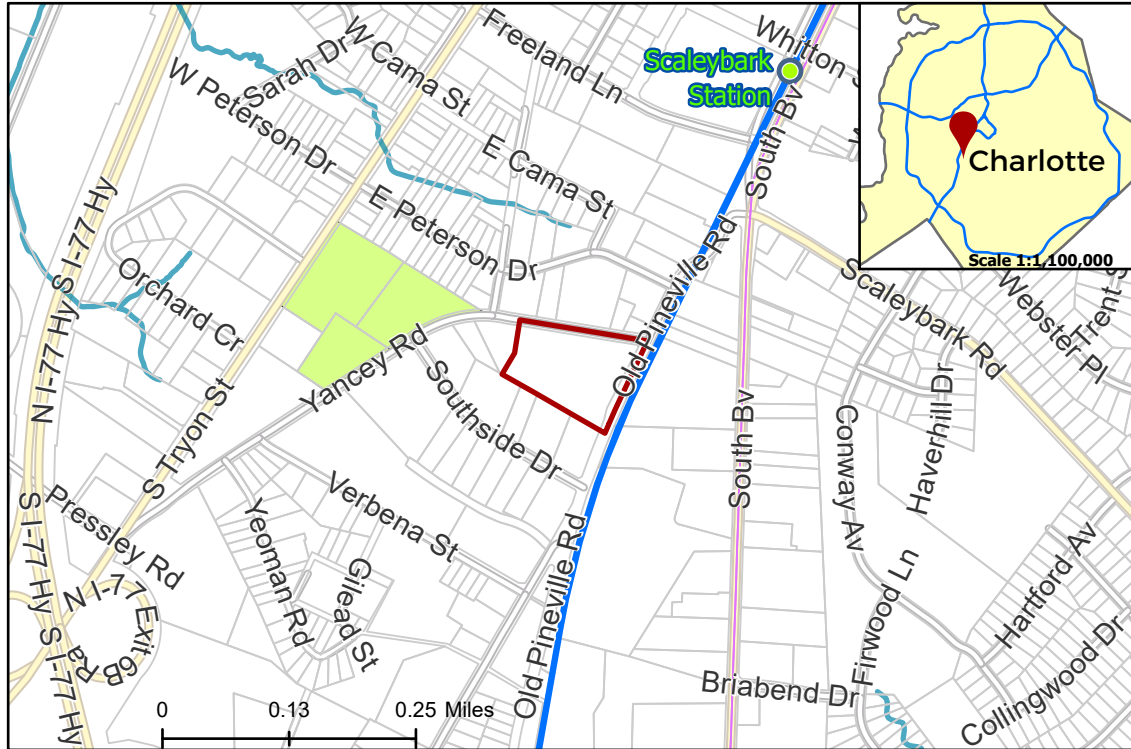
Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 5.1 acres

Rezoning Map



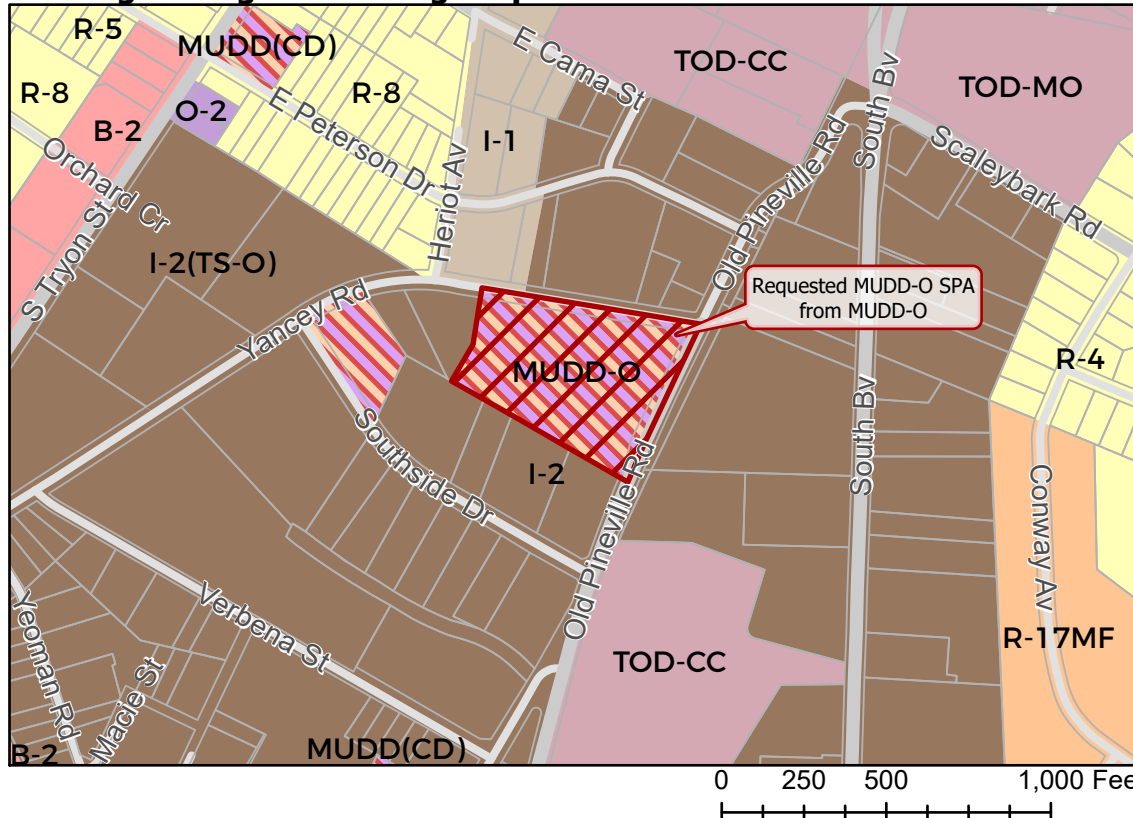
Location of Requested Rezoning



- 2019-077
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-078

Petition #:	_____
Date Filed:	<u>5/3/2019</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: SEE ATTACHED SHEETS

Owner's Address: SEE ATTACHED SHEETS City, State, Zip: _____

Date Property Acquired: varies

Property Address: north side of Johnston-Oehler Road

Tax Parcel Number(s): 02931108A, 02930127, 02930133, 02930132, 02930198

Current Land Use: residential, agricultural, undeveloped Size (Acres): approx. 39.75 ac.

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

Overlay: n/a (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 2/6/19

(*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): 5

Purpose/description of Conditional Zoning Plan: allow for the development of attached and multifamily housing and a day care center

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

SEE ATTACHED SHEETS
Signature of Property Owner

SEE ATTACHED SHEETS
(Name Typed / Printed)


Charter Properties, Inc.
Name of Petitioner(s)

1520 South Blvd., Suite 215
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-377-4172
Telephone Number Fax Number

jdp@charterproperties.com
E-Mail Address


Signature of Petitioner

JOHN D. PORTER
(Name Typed / Printed)

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02931108A on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Harvey W. Johnston Date 4-17-19
Owner Harvey W. Johnston Date 4-17-19
Address 4217 Johnston Oehler Road Charlotte NC
Phone Number 704-547-1693 2829-1048

Harvey W R/T Johnston, Trustee
4217 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930132 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner	<div data-bbox="355 993 873 1058" style="border: 1px solid black; padding: 2px;"><i>Timothy Gray Johnston</i><div style="float: right; font-size: 0.8em; margin-top: 2px;">dotloop verified 04/22/19 5:26 PM EDT GRRZ-M1PL-VJFE-QZJR</div></div>	Date	<u>04/22/2019</u>
Owner	_____	Date	_____
Address	<u>3808 Johnston Oehler Road, Charlotte, NC 28269</u>		
Phone Number	<u>704-641-1573</u>		

Timothy Gray Johnston
9634 Hampton Oaks Lane
Charlotte, NC 28270

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930127 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Barry Brann Date April 25/2019
Owner _____ Date _____
Address 4124 Johnston Oehler Rd Charlotte, NC 28269
Phone Number 704-510-1919

Barry Brann
4124 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930198 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Jane McKinnan ^{Spouse} Date 4/23/19
Owner Richard Kirk Thompson Date 4-23-19
Owner Teddie C. Thompson Date 4-25-19
Address 3440 Johnston Oehler Rd.
Phone Number 704-241-1900

Orville O Thompson Jr.
Richard Kirk Thompson
Teddie C Thompson.
3440 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930133 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner	<u>Harvey W Johnston</u>	Date	<u>4/17/19</u>
Owner		Date	
Address	<u>4217 Johnston Oehler Rd., Charlotte NC</u>		
Phone Number	<u>704 547 6963</u>		

Harvey W R/T Johnston, Trustee
4217 Johnston Oehler Road
Charlotte, NC 28269

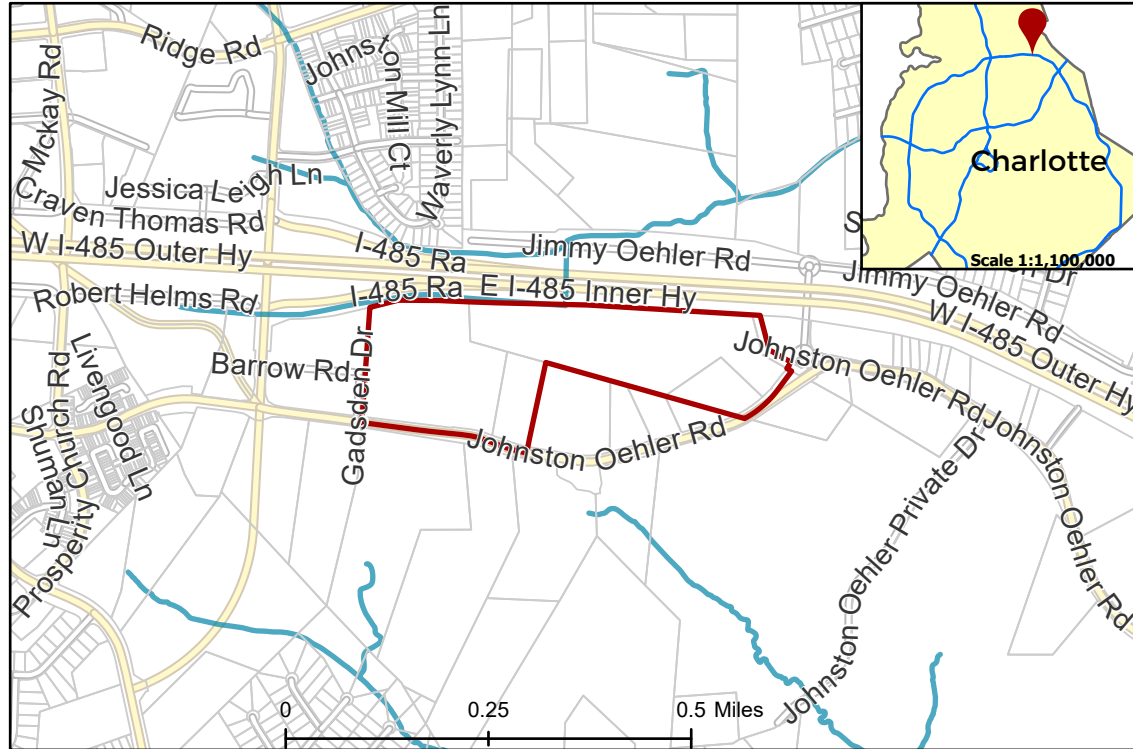
2019-078 : Charter Properties, Inc.

Current Zoning R-3 (Single Family Residential)

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

Approximately 39.75 acres

Location of Requested Rezoning



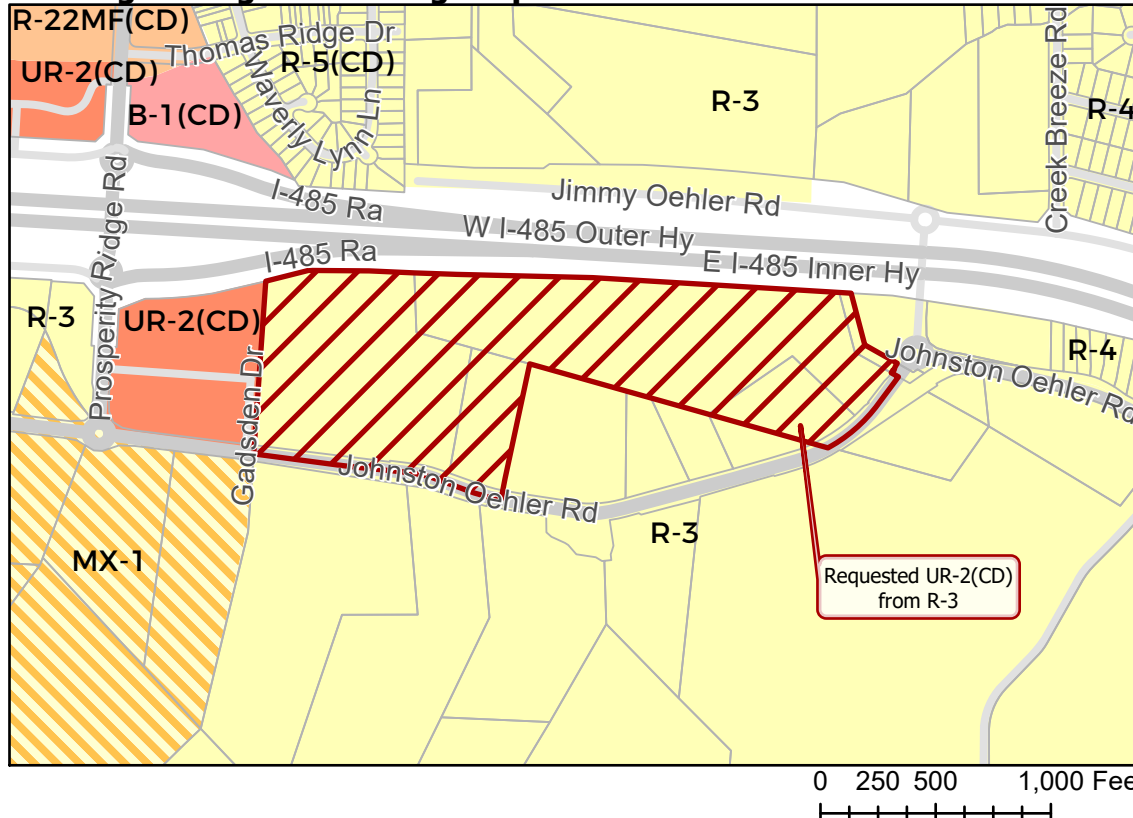
Rezoning Map



- 2019-078
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-079
Petition #: _____
Date Filed: 5/3/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: SANKOFA DEVELOPMENT, LLC
Owner's Address: P.O. BOX 44246 City, State, Zip: CHARLOTTE, NC 28215
Date Property Acquired: 01/28/2016
Property Address: 3231 AUTEN AVE & 3221 AUTEN AVE, CHARLOTTE 28269
Tax Parcel Number(s): 04104212
Current Land Use: COMMERCIAL & RESIDENTIAL Size (Acres): 1.25 (0.775 & 0.475)
Existing Zoning: B-2 & R-4 Proposed Zoning: NS
Overlay: _____ Tree Survey Provided: Yes: X N/A: _____
Required Rezoning Pre-Application Meeting* with: CLAIRE LYTE - GRAHAM / ALBERTO GONZALEZ
Date of meeting: 11-20-2018

(*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: DEVELOP THE SITE INTO A NEIGHBORHOOD RESTAURANT AND RE-ESTABLISH AN AFRICAN-AMERICAN ICON, THE COFFEE CUP.

FRED ATIEMO
Name of Rezoning Agent
P.O. BOX 44246
Agent's Address
CHARLOTTE, NC 28215
City, State, Zip
503-201-1015 _____
Telephone Number Fax Number
EFOANSAH@GMAIL.COM
E-Mail Address
[Signature]
Signature of Property Owner
FRED ATIEMO
(Name Typed / Printed)

SANKOFA DEVELOPMENT, LLC
Name of Petitioner(s)
P.O. BOX 44246
Address of Petitioner(s)
CHARLOTTE, NC 28215
City, State, Zip
503-201-1015 _____
Telephone Number Fax Number
EFOANSAH@GMAIL.COM
E-Mail Address
[Signature]
Signature of Petitioner
FRED ATIEMO, MEMBER
(Name Typed / Printed)

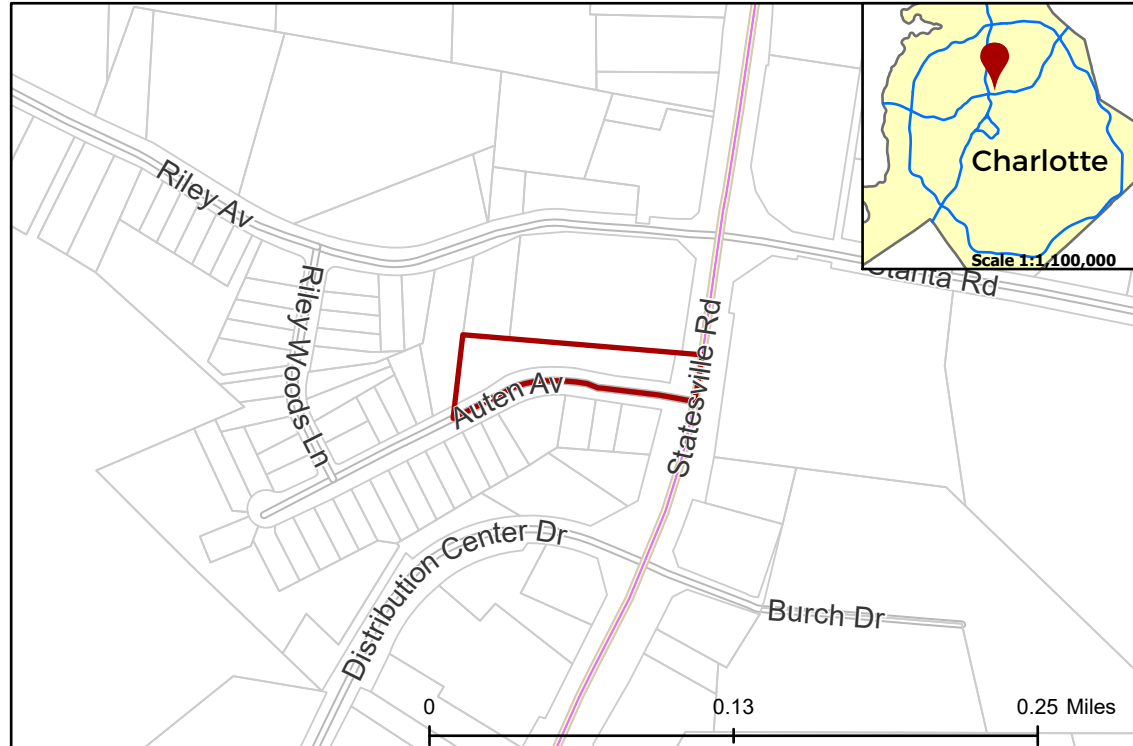
2019-079 : Sankofa Development, Inc.

Current Zoning B-2 (General Business) R-4 (Single Family Residential)

Requested Zoning NS (Neighborhood Services)

Approximately 1.25 acres

Location of Requested Rezoning



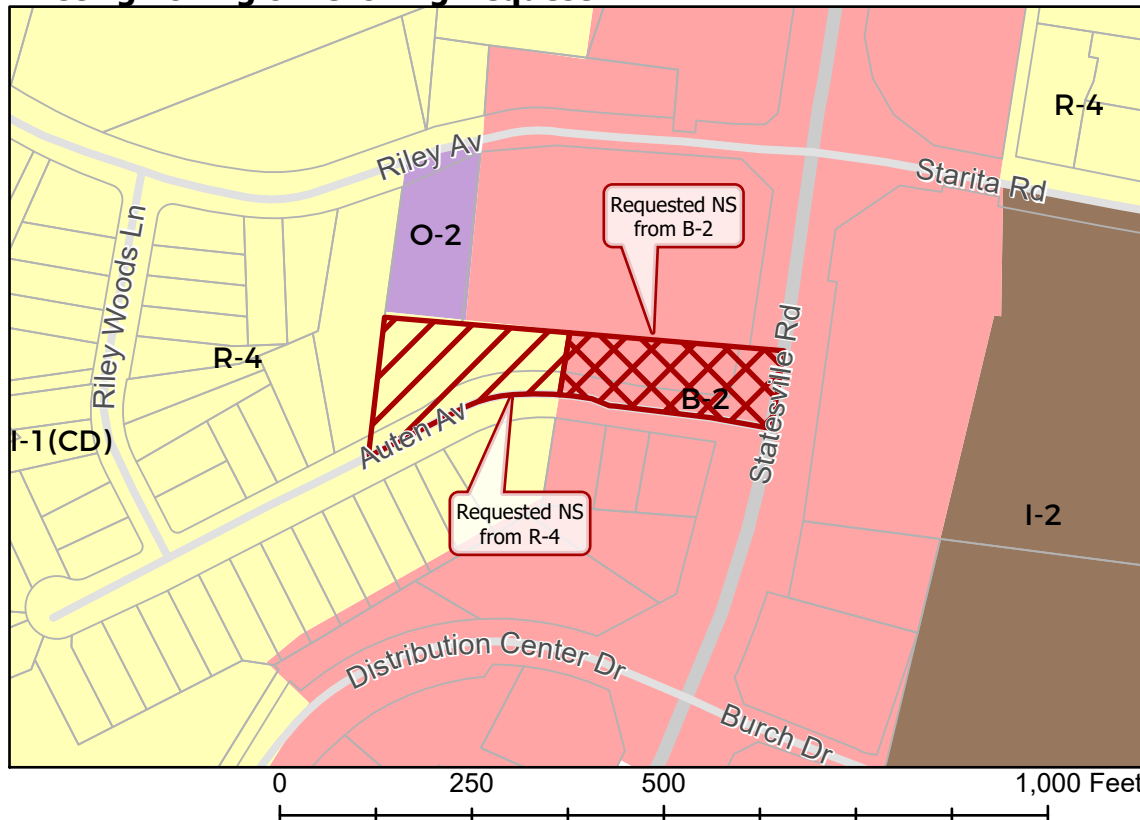
Rezoning Map



- 2019-079
- Inside City Limits
- Parcel
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested NS from R-4
- Requested NS from B-2
- Zoning Classification
- Single Family
- Office
- Business
- Light Industrial
- General Industrial



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-080

Petition #: _____
Date Filed: 5/7/2019
Received By: RL

Complete All Fields (Use additional pages if needed)

Property Owner: Buckhead Capital LLC; Seahawk Partner Holdings, LLC;
Black Owl LLC; CDP Selwyn Holdings LLC; Red Bear LLC; Samson Properties LLC

Owner's Address: 2824 Briarcliff Pl; 1355 Greenwood Cliff, Ste 300; 1630 Delane Ave
City, State, Zip: Charlotte, NC 28207; 28204; 28211

Date Property Acquired: 9/27/2017; 11/9/2018; 9/21/2018; 8/3/2017; 2/16/2018; 9/24/2018; 12/7/2017;
9/22/2004; 8/20/2001; 8/3/2017

Property Address: 700 Char Meck Ln; Unnumbered parcels; 4336, 4400, and 4404 Commonwealth Ave

Tax Parcel Number(s): 15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171,
15906174, and 15906130

Current Land Use: Vacant/Residential Size (Acres): +/-11.15 acres

Existing Zoning: R-8MF, R-5 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Grant Meacci, Mandy Rosen, Isaiah Washington,
Brent Wilkinson

Date of meeting: 1/10/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: to accommodate a for-sale townhome development

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

JACOB NORRIS
(Name Typed / Printed)

Shea Homes

Name of Petitioner(s)

8008 Corporate Center Drive, Suite 300
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

704-319-5000
Telephone Number Fax Number

matt.kearns@sheahomes.com
E-Mail Address

[Signature]
Signature of Petitioner

Matt Kearns
(Name Typed / Printed)

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-83 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of May, 2019



Black Owl LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of those parcels of land located at unnumbered parcels in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-32, 159-061-29, and 159-061-76 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of MAY, 2019


Seahawk Partner Holdings LLC

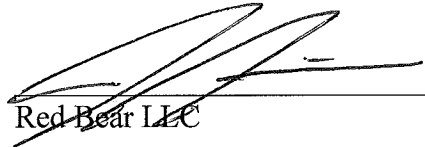
REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-31 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of May, 2019


Red Bear LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcel of land located at 4404 Commonwealth Avenue and an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-28 and 159-061-30 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of MAY, 2019


Black Owl LLC


CDP Selwyn Holdings LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 700 Char Meck Lane in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 3 day of May, 2019

Buckhead Capital LLC by Ken Browder
Buckhead Capital LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of those parcels of land located at 4336 and 4400 Commonwealth Avenue in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-71 and 159-061-74 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7th day of May, 2019



Samson Properties LLC

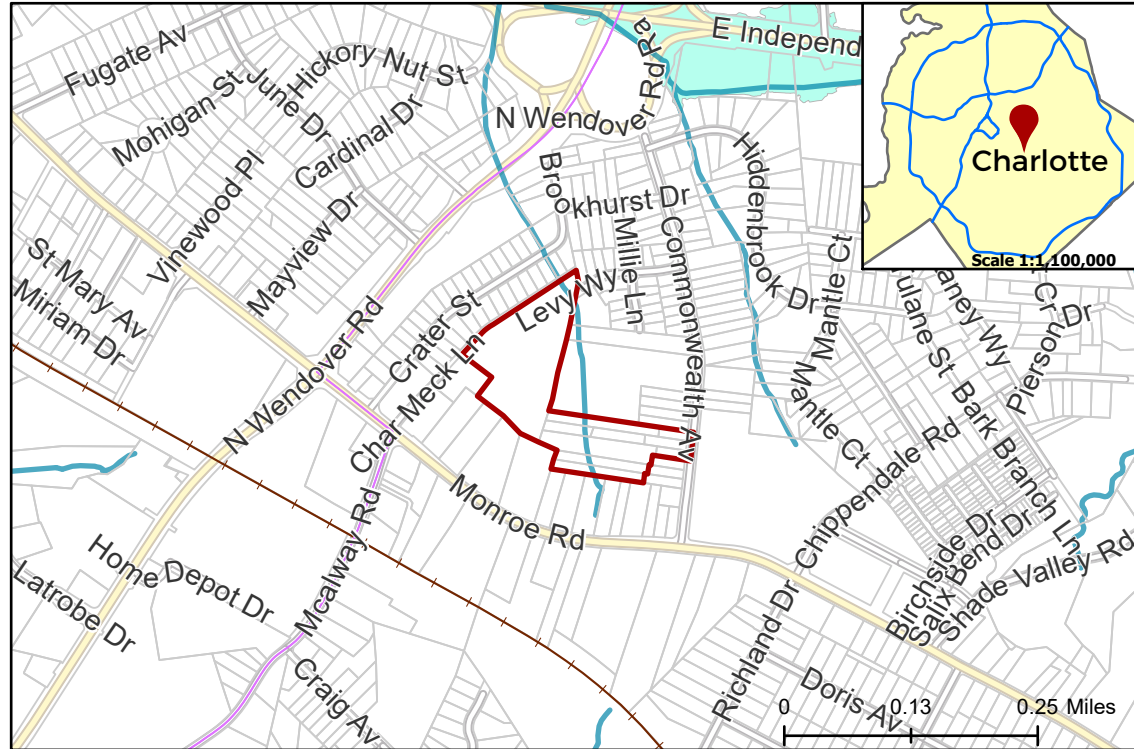
2019-080 : Shea Homes

Current Zoning R-8MF (Multi-Family Residential) R-5 (Single Family Residential)

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

Approximately 11.15 acres

Location of Requested Rezoning



Rezoning Map

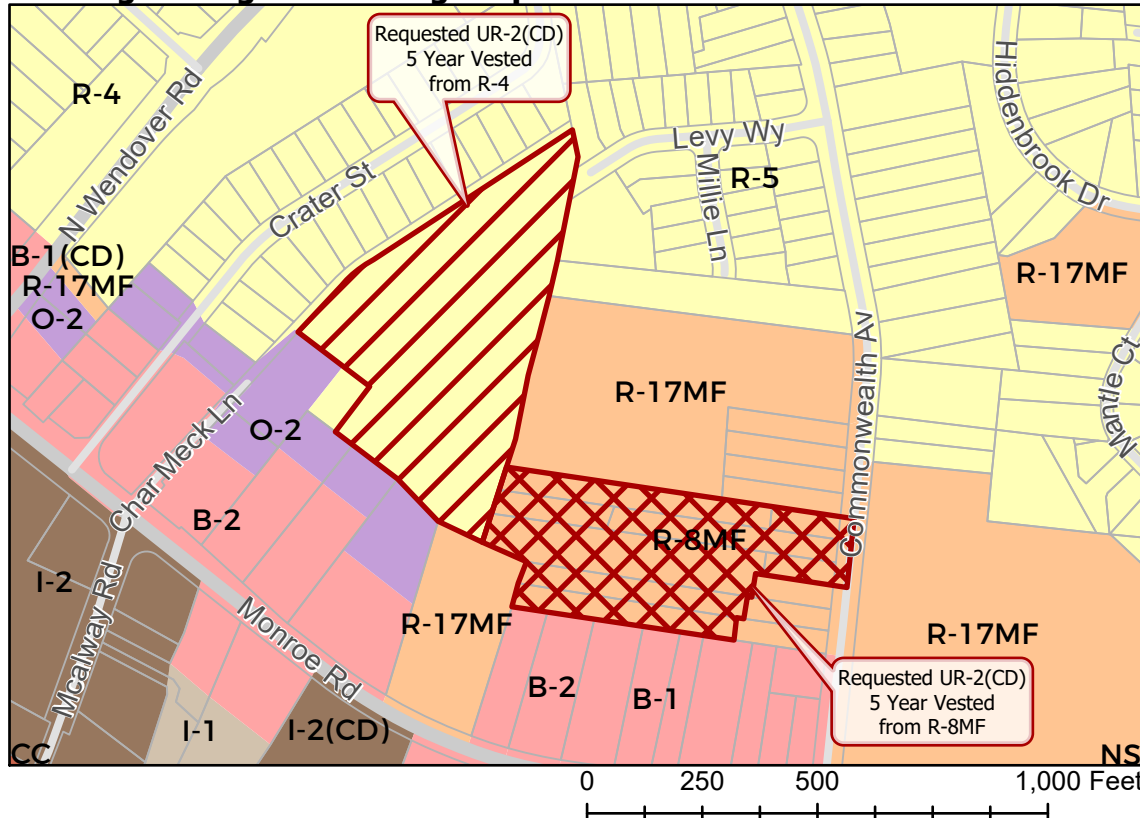


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2019-080
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested UR-2(CD)
5 Year Vested
from R-4
- Requested UR-2(CD)
5 Year Vested
from R-8MF

Zoning Classification

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



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

7019-081
Petition #:

Date Filed: 5/8/2019

Received By: PH

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: vacant car dealership (Acres): ± 10.5

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Meacci, Carlos Alzate, Jason Prescott, Lisa Arnold, and Scott Correll

Date of meeting: 5/7/2019

(*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:

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) 704-339-5888 (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

Tyvola Station Partners, LLC (Attn: Todd Jackovich)

Name of Petitioner

3200 West End Avenue, Ste 500

Address of Petitioner

Nashville, TN 37203

City, State, Zip

615.864.4291

Telephone Number

Fax Number

todd@stonehengereg.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel No.	Address	Owner	Owner's Address	Date Acquired
Portion of 169-084-02	1001 Tyvola Road Charlotte, NC 28217	Richard W Keffer Jr Revocable Trust	8110 E Independence Blvd Charlotte, NC 28227	8/26/2014
169-084-10	450 Minuet Lane Charlotte, NC 28217			

ATTACHMENT A

REZONING PETITION NO. 2019-____
Tyvola Station Partners, LLC

OWNER JOINDER AGREEMENT
Richard W Keffer Jr Revocable Trust

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

1. 1001 Tyvola Road that is designated as a portion of Tax Parcel No. 169-084-02
2. 450 Minuet Lane that is designated as Tax Parcel No. 169-084-10

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 I-2 zoning district to the TOD-CC 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 MAY, 2019.

Richard W Keffer Jr Revocable Trust

By: [Signature]

Name: Ann Keffer P.A.S.P.

Its: AK

ATTACHMENT B

CHAR2\2142604v1

ATTACHMENT B

**REZONING PETITION NO. 2019-
Tyvola Station Partners, LLC**

Petitioner:

Tyvola Station Partners, LLC

By: 

Name: TODD JACKOVICH

Title: MANAGER

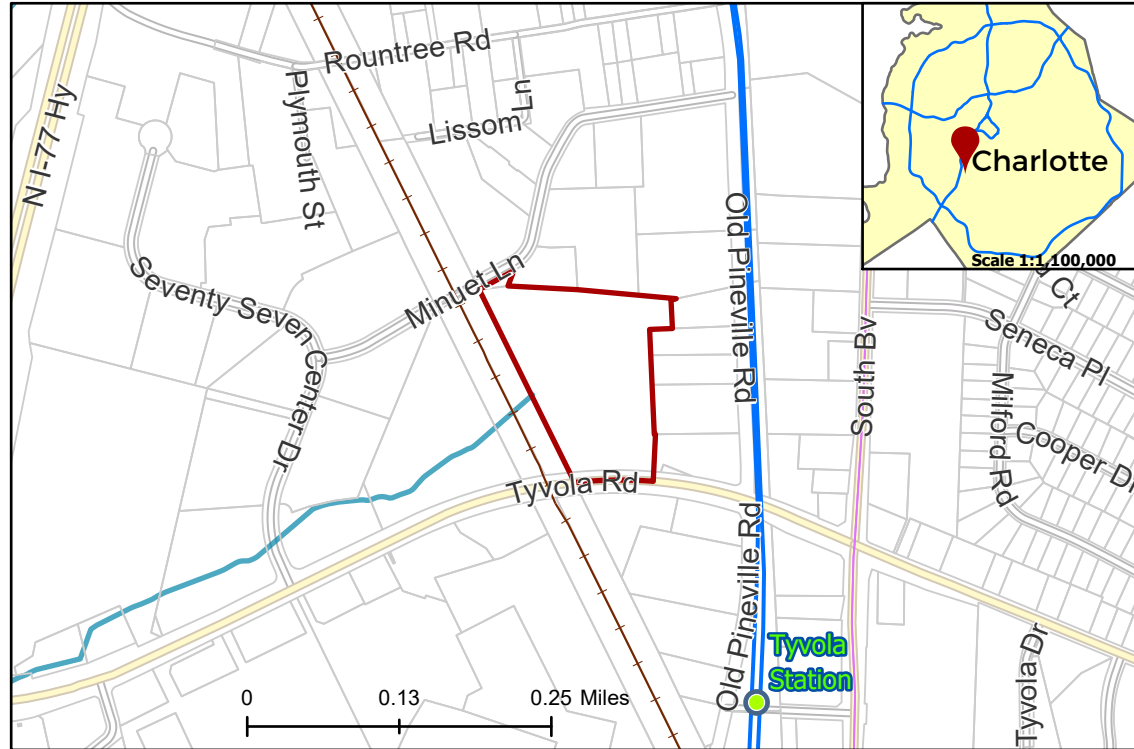
2019-081 : Tyvola Station Partners, LLC

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-CC (Transit Oriented Development-Community Center)

Approximately 10.5 acres

Location of Requested Rezoning



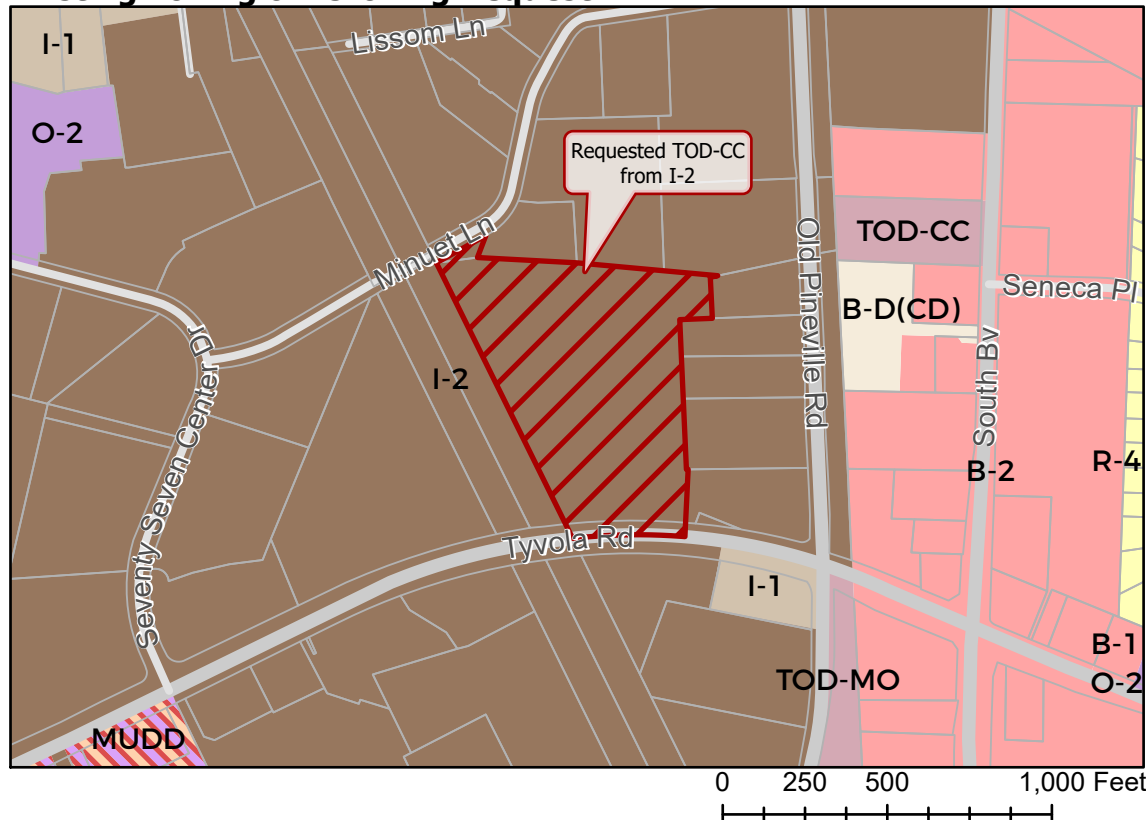
Rezoning Map



- 2019-081
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 6/26/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-082

Petition #:	
Date Filed:	5/8/2019
Received By:	BH

Property Owners: Pacific National Group LLC

Owner's Addresses: 838 N Doheny Dr PH C, Los Angeles, CA 90069

Date Properties Acquired: 04/04/2014

Property Addresses: 1901 South Boulevard, Charlotte, NC 28203

Tax Parcel Numbers: 121-055-15

Current Land Use: vacant retail (Acres): *.319

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

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

Required Rezoning Pre-Application Meeting* with: Carlos Alzate, Grant Meacci

Date of meeting: 5/8/2019

(*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 parcel to be used with transit supportive uses.

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

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

Agent's Address

Charlotte, NC 28202

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

704.331-2371 (DK) 704-339-5888 (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

E. Brown

Signature of Property Owner

Pacific National Group, LLC c/o Brad Murr, MPV Properties

Name of Petitioner

2400 South Boulevard, Ste 300

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.367.5001

Telephone Number

Fax Number

bmurr@mpvre.com

E-mail Address

[Signature]

Signature of Petitioner

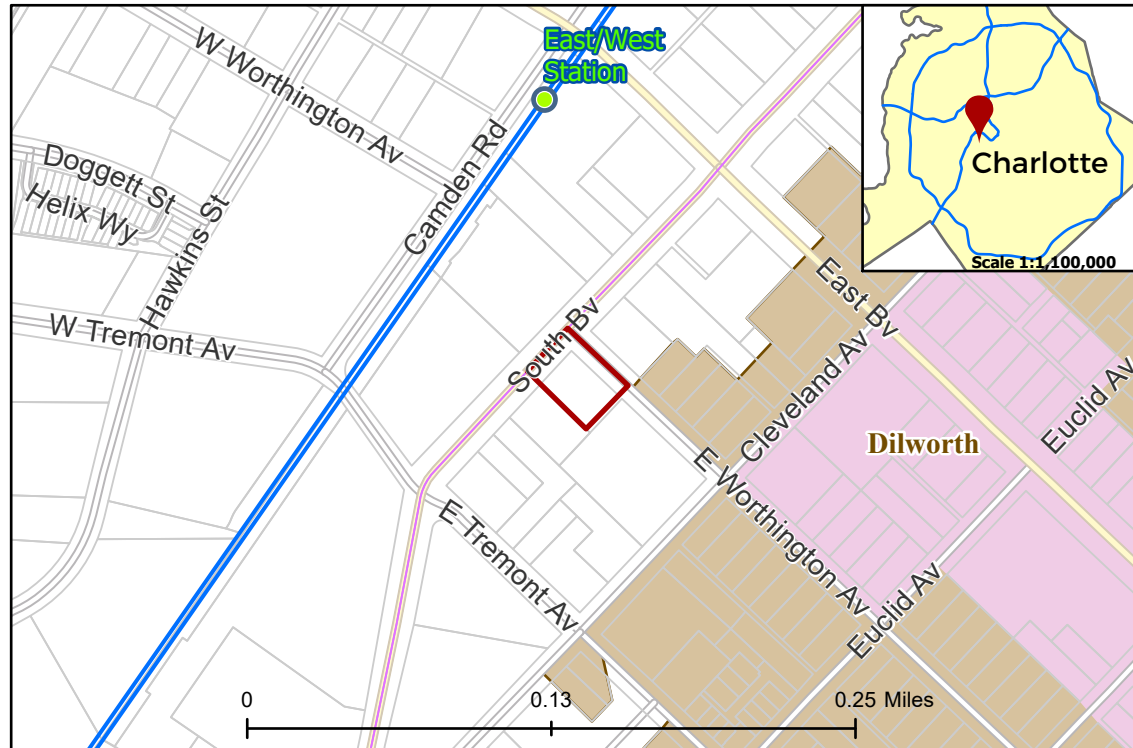
2019-082 : Pacific National Group, LLC

Current Zoning B-1 (Neighborhood Business)

Requested Zoning TOD-UC (Transit Oriented Development-Urban Center)

Approximately .319 acres

Location of Requested Rezoning



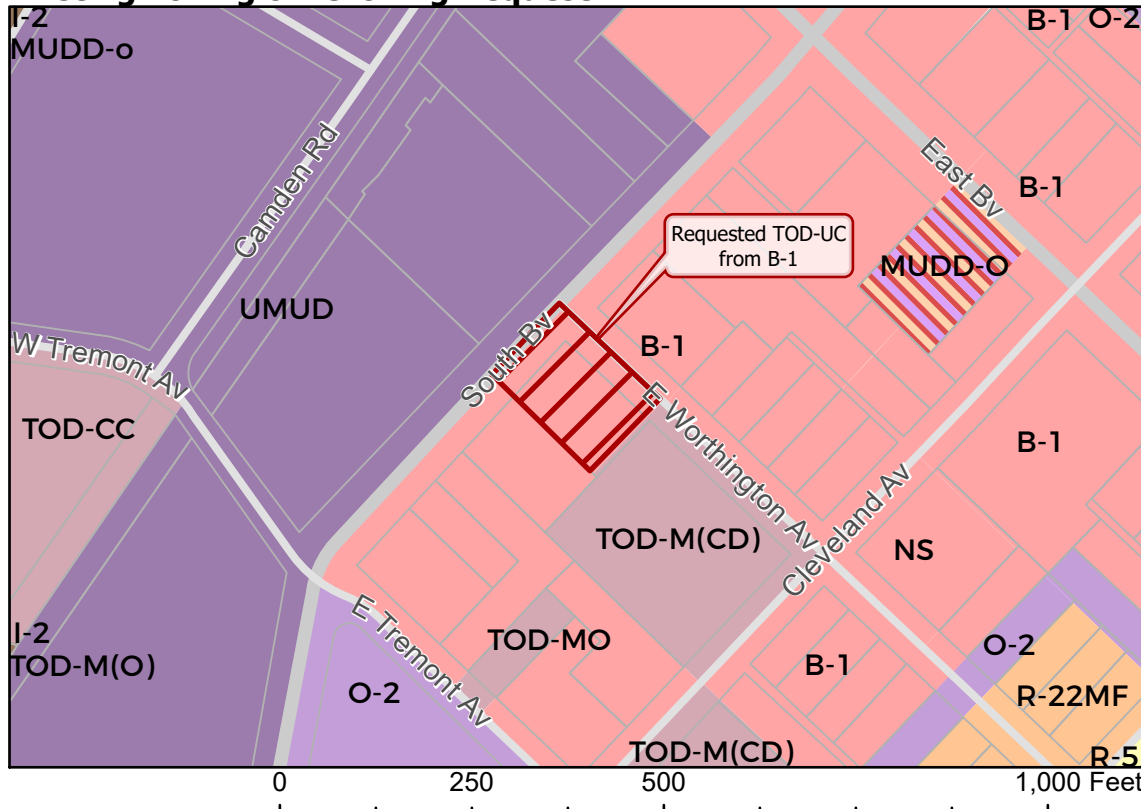
Rezoning Map



- 2019-082
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-UC from B-1

Zoning Classification

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



Map Created 6/27/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-083

Petition #:	_____
Date Filed:	5/9/2019
Received By:	Bf

Complete All Fields (Use additional pages if needed)

Property Owner: BORBIN PROPERTIES LLC

Owner's Address: P.O. Box 669487 City, State, Zip: CHARLOTTE NC 28266

Date Property Acquired: 08/12/1999

Property Address: 9522 / 9526 CHINA GROVE CHURCH RD

Tax Parcel Number(s): 205-101.08 / 205-101.07

Current Land Use: RESIDENTIAL Size (Acres): 0.37 Acre

Existing Zoning: R-4 Proposed Zoning: R-8

Overlay: SHARON I-485 TRANSIT CORRIDOR Tree Survey Provided: Yes: _____ N/A: ☒

Required Rezoning Pre-Application Meeting* with: JOHN KINLEY

Date of meeting: 5-7-19

(*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: _____

JOSEPH WHALEY
Name of Rezoning Agent
YARBROUGH-WILLIAMS & ASSOCIATES INC
P.O. Box 1198
Agent's Address
PINEVILLE NC 28134
City, State, Zip
704 556 1980
Telephone Number Fax Number
JWHALEY@Y-WH.COM
E-Mail Address
James M Howell
Signature of Property Owner
JAMES M HOWELL
(Name Typed / Printed)

JAMES M. HOWELL
Name of Petitioner(s)
P.O. Box 669487
Address of Petitioner(s)
CHARLOTTE, NC 28266
City, State, Zip
704-995-7689
Telephone Number Fax Number
JAMES.M.HOWELL1@GMAIL.COM
E-Mail Address
James M. Howell
Signature of Petitioner
JAMES M. HOWELL
(Name Typed / Printed)

2019-083 : James M. Howell

Current Zoning R-4 (Single Family Residential)

Requested Zoning R-8 (Single Family Residential)

Approximately .37 acres

Location of Requested Rezoning



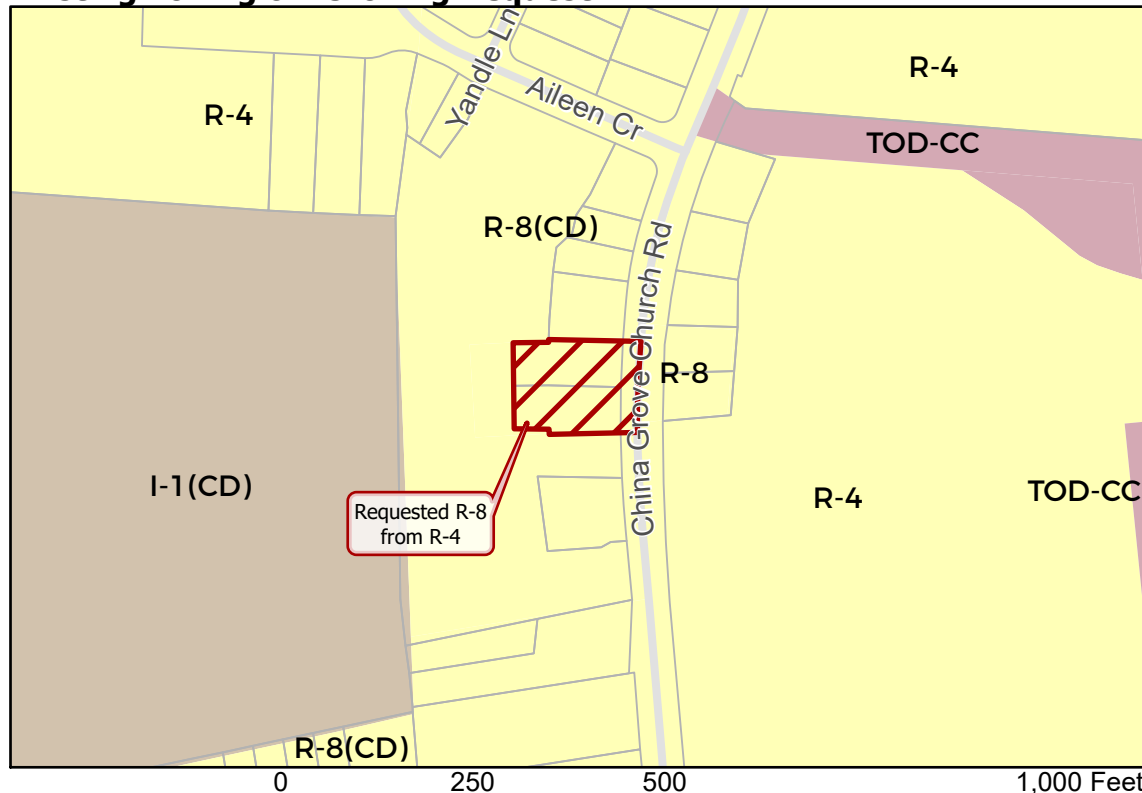
Rezoning Map



- 2019-083
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested R-8 from R-4
- Zoning Classification
- Single Family
- Light Industrial
- Transit-Oriented



Map Created 6/27/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>2019-D84</u>
Date Filed:	<u>5/9/2019</u>
Received By:	<u>BK</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Lake Mather, LLC

Owner's Address: 2048 Coniston Place City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 03/19/2019

Property Address: 315 Greystone Drive Charlotte, NC 28209

Tax Parcel Number(s): 147-056-02

Current Land Use: Single Family Residential Size (Acres): 0.178 acres

Existing Zoning: R-4 Proposed Zoning: UR-1(CD)

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

Required Rezoning Pre-Application Meeting* with: Isaiah Washington, Sonda Kennedy, Solomon Fortune,
Date of meeting: 04/24/2019 Eric Lemieux

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To develop a single duplex or a two-unit townhome.

Brian Smith (Urban Design Partners)
Name of Rezoning Agent

1318 Central Avenue E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

(704) 334-3303
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Charles Mather
(Name Typed / Printed)

Lake Mather, LLC
Name of Petitioner(s)

2048 Coniston Place
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

(704) 340-4454
Telephone Number Fax Number

lakematherllc@gmail.com
E-Mail Address


Signature of Petitioner

Charles Mather
(Name Typed / Printed)

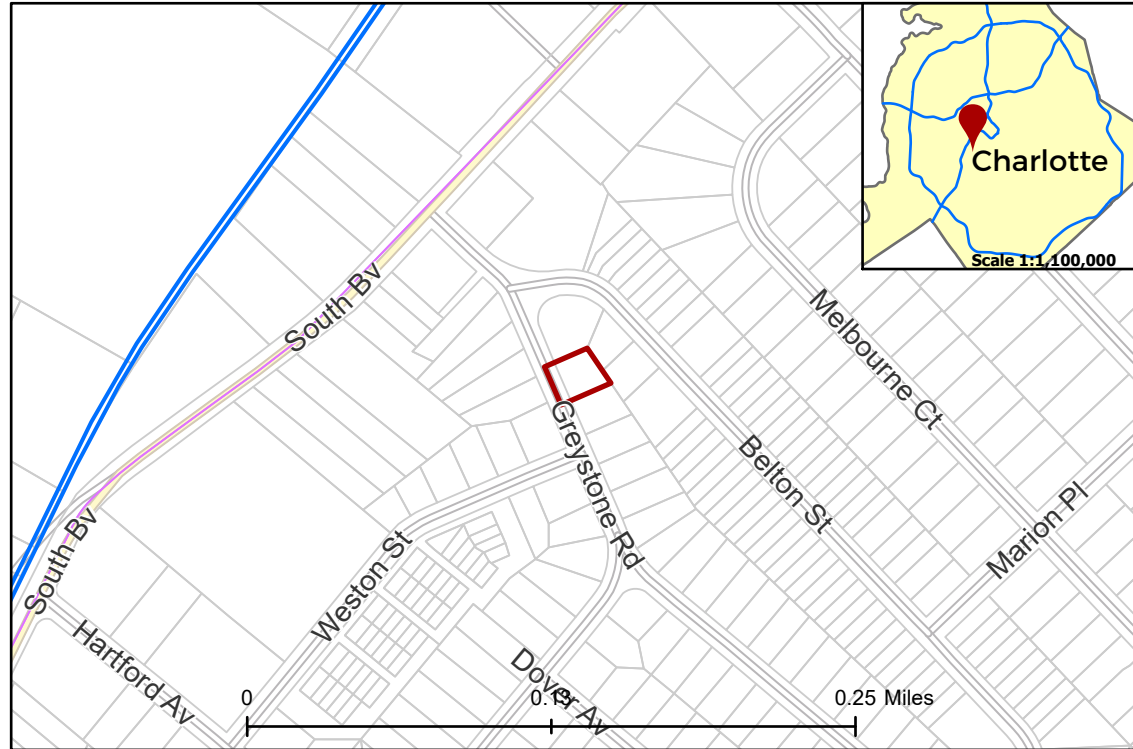
2019-084 : Lake Mather, LLC

Current Zoning R-4 (Single Family Residential)

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

Approximately .178 acres

Location of Requested Rezoning



Rezoning Map

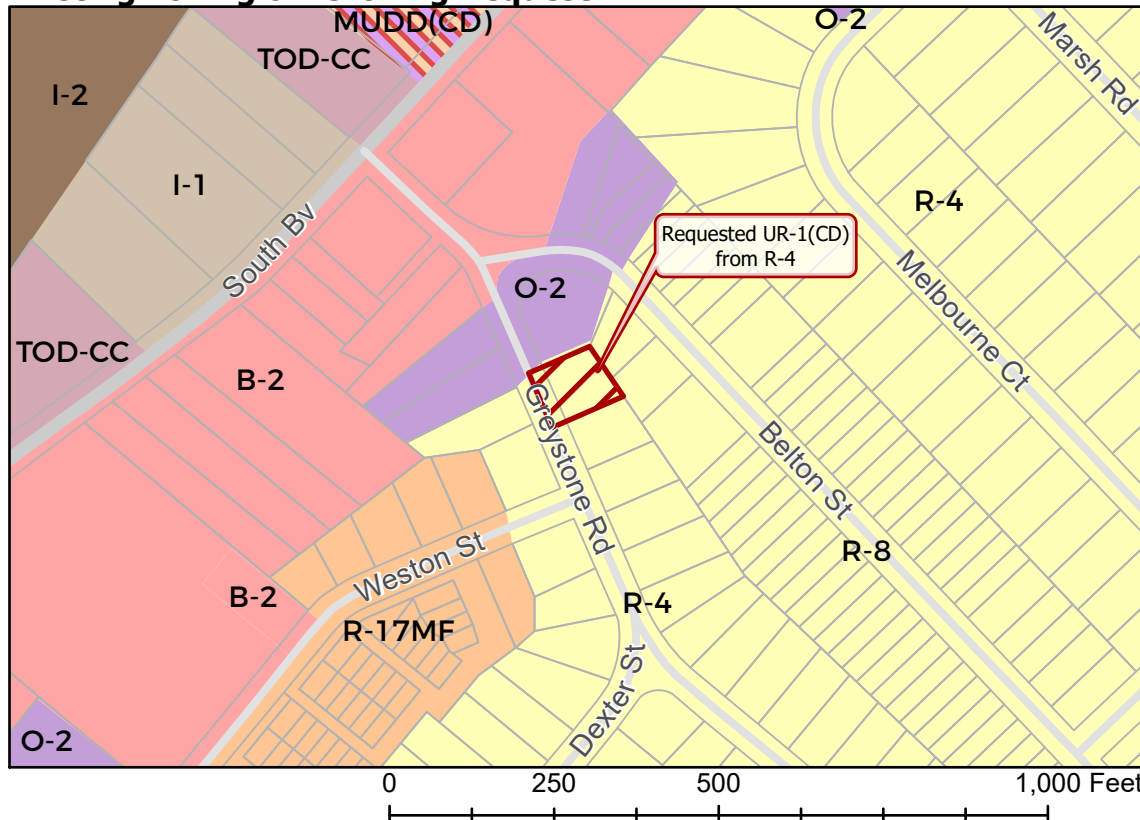


- 2019-084
- Inside City Limits
- Parcel
- LYNX Blue Line

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



Requested UR-1(CD)
from R-4

Zoning Classification

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



Map Created 6/27/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-085

Petition #:	_____
Date Filed:	<u>5/10/2019</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Whitehall Corporate Center, LLC

Owner's Address: 5950 Fairview Road, Suite 800 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: February 16, 1999

Property Address: 3211 West Arrowood Road

Tax Parcel Number(s): Portion of Tax Parcel No. 201-451-05 & Portion of 201-451-14

Current Land Use: Vacant commercial and multi-family Size (Acres): +/- 28.71 acres

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

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

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

Date of meeting: January 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 multi-use development comprised of multi-family dwelling units, retail uses, office uses, a hotel and certain other limited uses allowed in the MUDD zoning district.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

WHITEHALL CORPORATE CENTER, LLC

By: [Signature]
Signature of Property Owner

PAUL HERNDON
(Name Typed / Printed)

American Asset Corporation (c/o David Jarrett)
Name of Petitioner(s)

5950 Fairview Road, Suite 800
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-295-4005
Telephone Number Fax Number

djarrett@aacusa.com
E-Mail Address

AMERICAN ASSET CORPORATION

By: [Signature]
Signature of Petitioner

PAUL HERNDON
(Name Typed / Printed)

2019-085 : American Asset Corporation

Current Zoning MUDD-O AIR (Mixed Use Development District, Optional, Airport Noise Overlay)

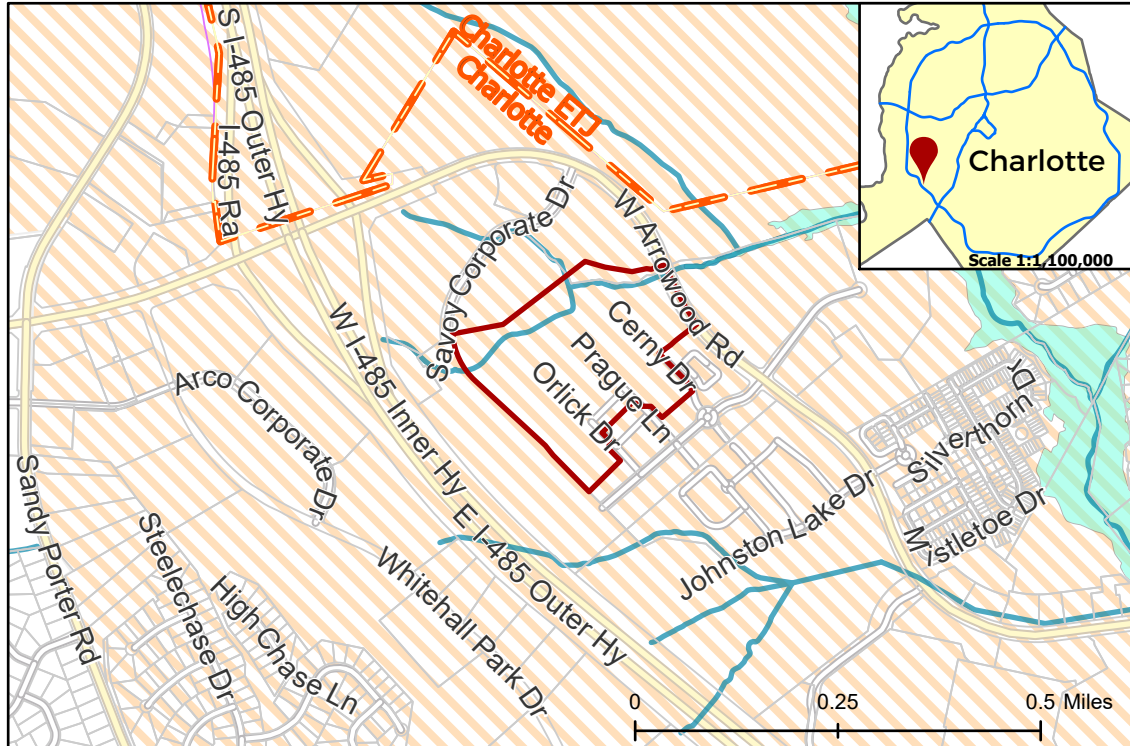
Requested Zoning MUDD-O SPA AIR (Mixed Use Development District, Optional, Site Plan Amendment, Airport Noise Overlay)

Approximately 28.71 acres

Rezoning Map



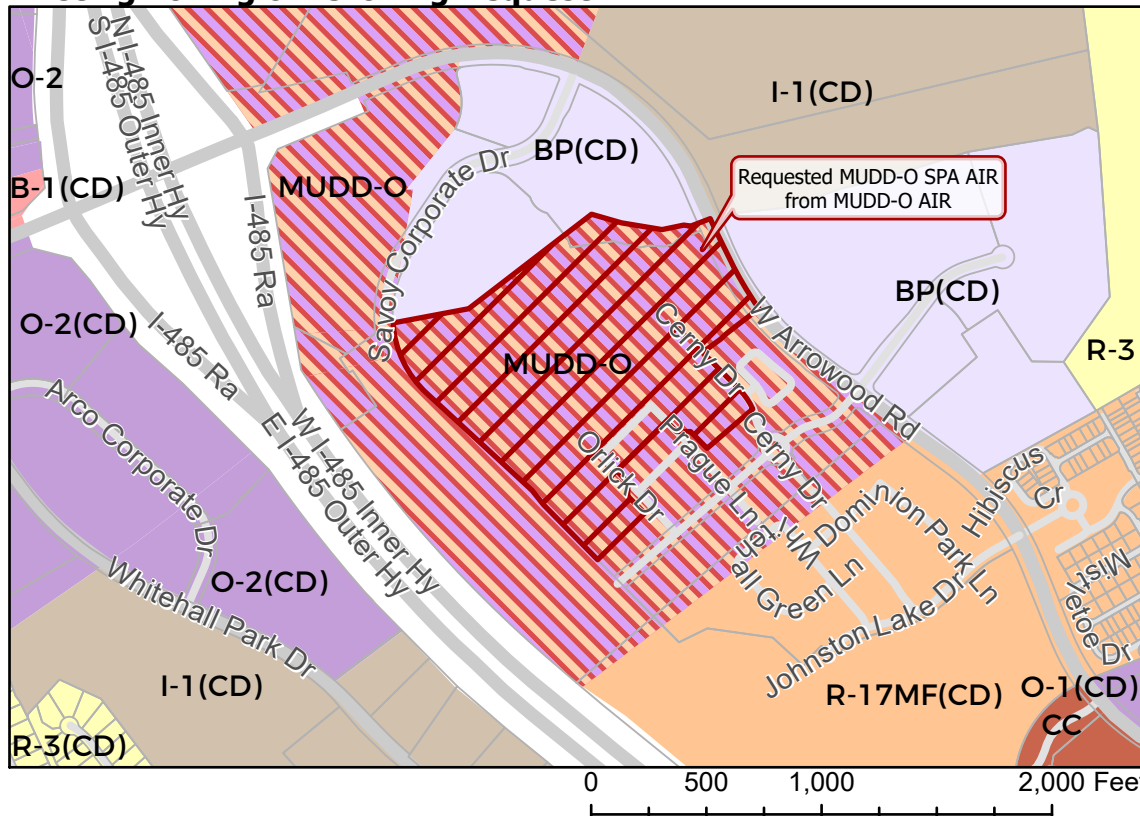
Location of Requested Rezoning



- 2019-085
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA AIR from MUDD-O AIR

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business Park
- Business
- Commercial Center
- Light Industrial
- Mixed Use



Map Created 6/27/2019