

Rezoning Petition Packet

Petitions:
2019-105 through 2019-121

Petitions that were submitted in August 2019

2019-105

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____

Date Filed: 6/19/2019Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Wagener Properties Charlotte, LLCOwner's Address: 119 Batton Board WayCity, State, Zip: Woodstock, GA 30189Date Property Acquired: 1/5/2009Property Address: Unnumbered parcel on Summer Creek LaneTax Parcel Number(s): 027-561-18Current Land Use: VacantSize (Acres): +/- 5.14Existing Zoning: R-4Proposed Zoning: M4DD (CD)Overlay: None

(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Michael Russell, Charlotte Lamb, Kent Main, Grant MeacciDate of meeting: 4/24/19 and 6/12/19

(*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): No.Purpose/description of Conditional Zoning Plan: to accommodate a mixed use development that may include for-sale residential, commercial retail/office, and hotel uses.

Collin Brown and Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

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

E-Mail Address

Signature of Property Owner

John H. Wagener Member/Manager

(Name Typed / Printed)

The Greenstone Group, LLC

Name of Petitioner(s)

119 Batton Board Way

Address of Petitioner(s)

Woodstock, GA 30189

City, State, Zip

770-557-4686

Telephone Number

Fax Number

jw@thegreenstonegroup.com

E-Mail Address

Signature of Petitioner

John H. Wagener Member/Manager

(Name Typed / Printed)

2019-105: The Greenstone Group, LLC

Current Zoning R-4 (Single Family Residential)

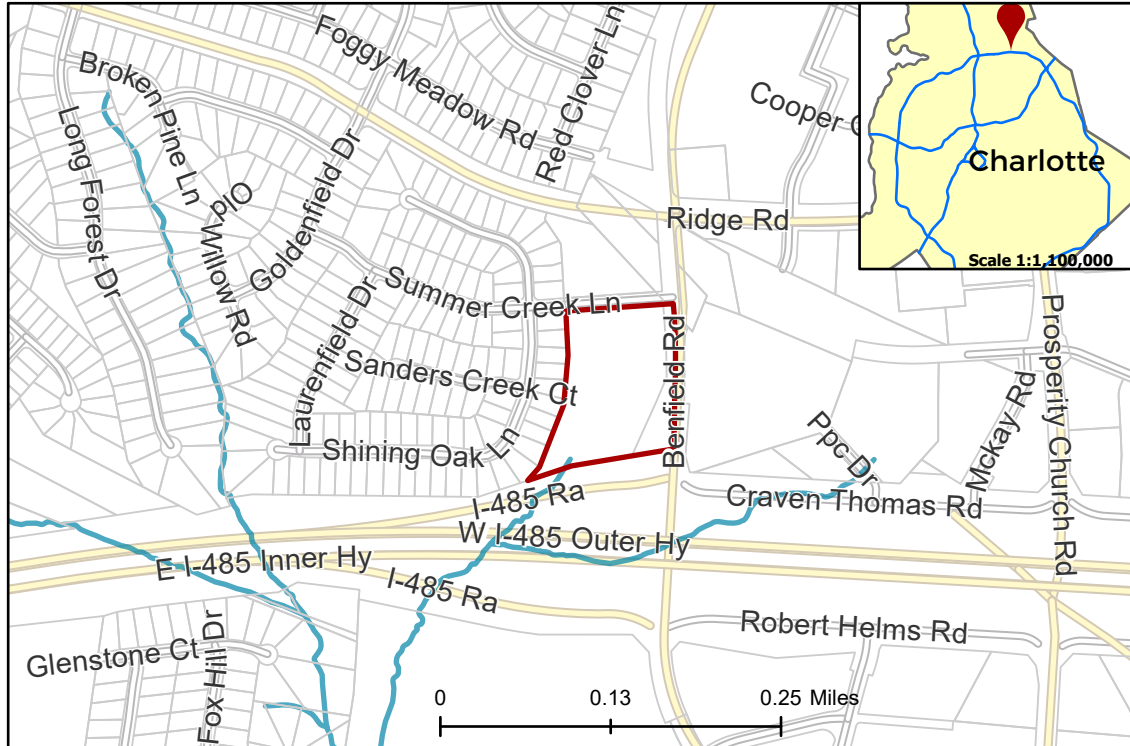
Requested Zoning MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 5.14 acres

Rezoning Map



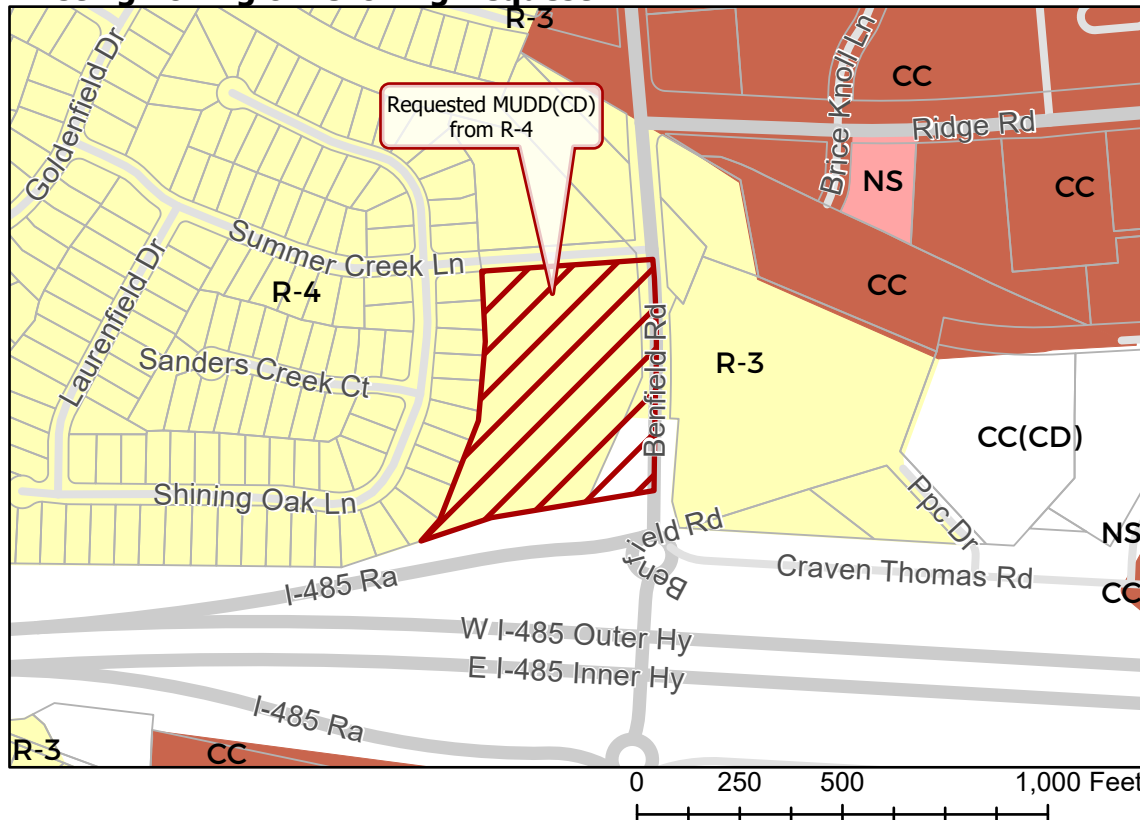
Location of Requested Rezoning



- 2019-105
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from R-4
- Zoning Classification
- Single Family
- Business
- Commercial Center



Map Created 8/13/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-106
Petition #: _____
Date Filed: 6/25/2019
Received By: R

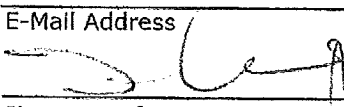
Complete All Fields (Use additional pages if needed)

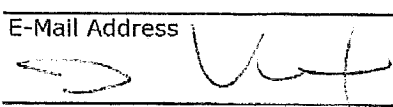
Property Owner: RED OF NC LLC
Owner's Address: 4316 FALLS LAKE DR SW City, State, Zip: CONCORD, NC 28025
Date Property Acquired: 01-04-2019
Property Address: 3038 DRIWOOD CT, CHARLOTTE, NC 28269
Tax Parcel Number(s): 02936208
Current Land Use: VACANT Size (Acres): 0.890
Existing Zoning: NS Proposed Zoning: NS SPA
Overlay: BUSINESS Tree Survey Provided: Yes: _____ N/A: X
Required Rezoning Pre-Application Meeting* with: MICHEAL RUSSELL
Date of meeting: 6-12-2019

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): NO
Purpose/description of Conditional Zoning Plan: TO ALLOW EDEE USE PERMITTED WITHIN NS ZONING DISTRICT. NOTE 8 ON ZONING PETITION 2006-139 RESTRICTS RESTAURANT USE.

MARQUES MOORE
Name of Rezoning Agent
7725 RATHLIN CT
Agent's Address
CHARLOTTE, NC, 28270
City, State, Zip
434.665.7780
Telephone Number Fax Number
MARQUES@MOOREARCH.NET
E-Mail Address

Signature of Property Owner
RED OF NC LLC
(Name Typed / Printed)

DARREN VINCENT
Name of Petitioner(s)
4316 FALLS LAKE DR SW
Address of Petitioner(s)
CONCORD, NC 28025
City, State, Zip
704.965.0434
Telephone Number Fax Number
JAZ@REDAT28TH.COM
E-Mail Address

Signature of Petitioner
DARREN VINCENT
(Name Typed / Printed)

2019-106: Darren Vincent

Current Zoning NS (Neighborhood Services)

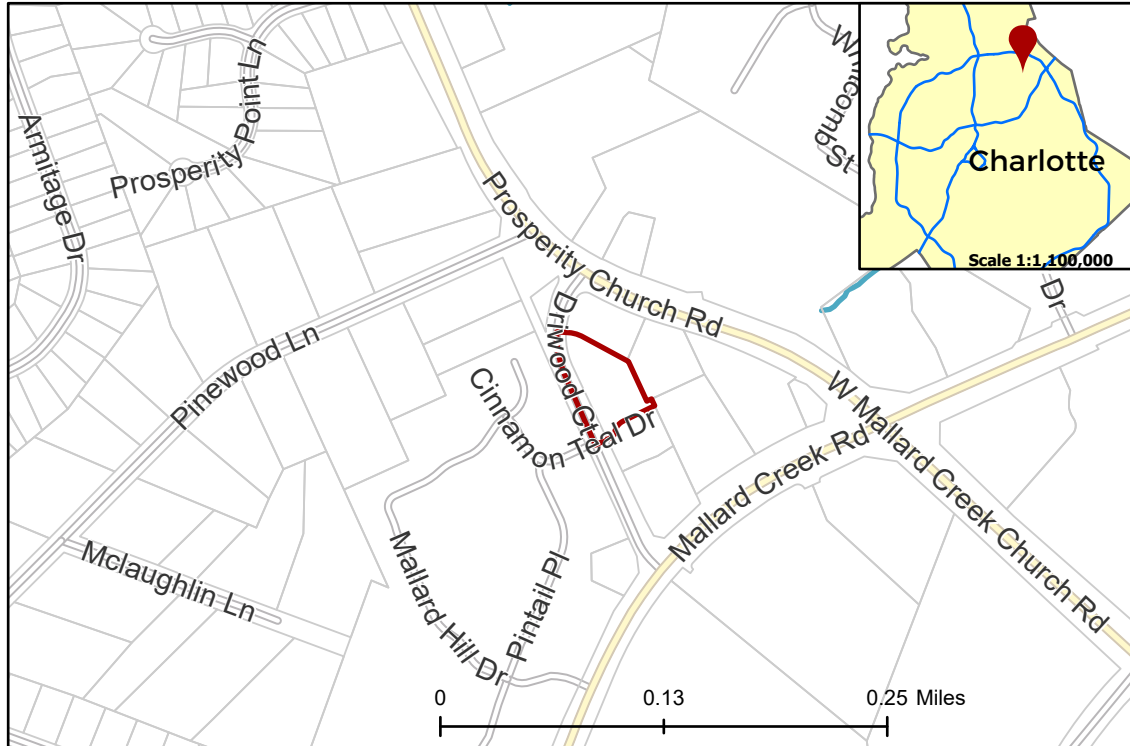
Requested Zoning NS (Neighborhood Services, Site Plan Amendment)

Approximately 0.89 acres

Rezoning Map



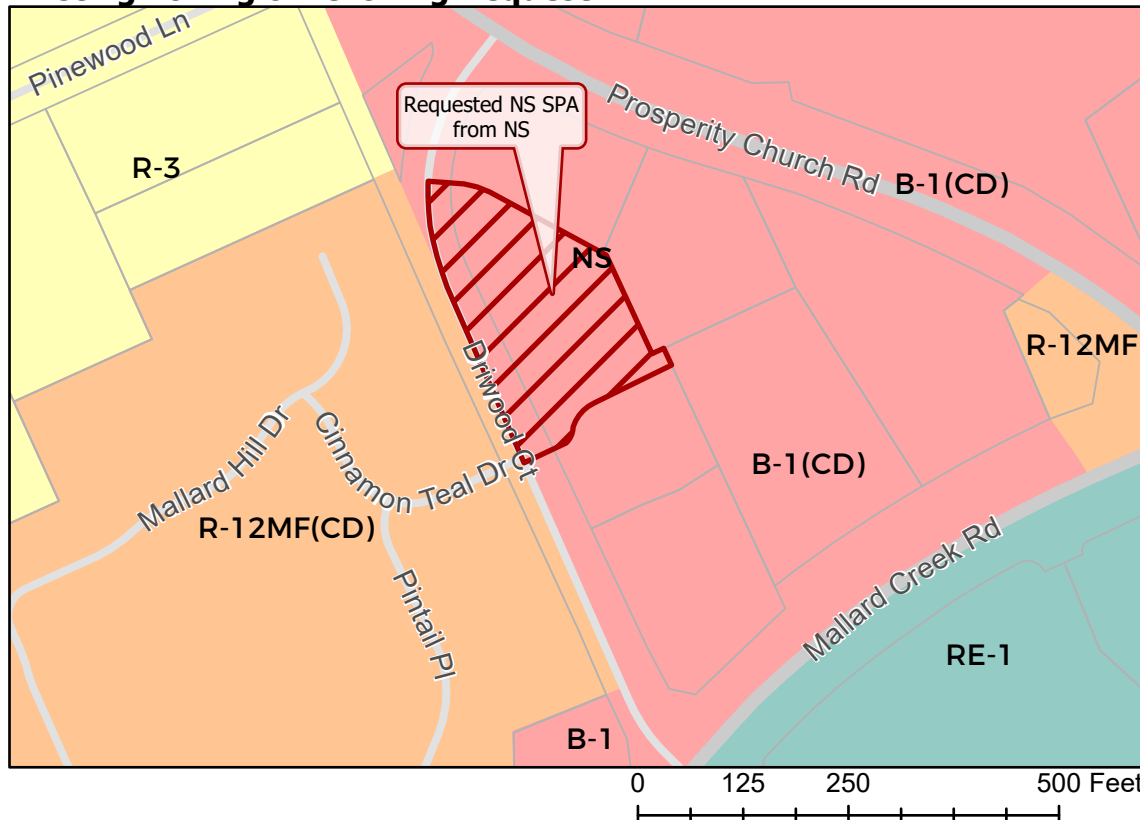
Location of Requested Rezoning



- 2019-106
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested NS SPA from NS
- Zoning Classification**
- Single Family
- Multi-Family
- Research
- Office
- Business



Map Created 8/13/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-107

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>6/27/2019</u> |
| Received By: | <u>BT</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: Albemarle Road Partners, LLC

Owner's Address: 568 Jetton Street, Suite 200

City, State, Zip: Davidson, NC 28036

Date Property Acquired: January 3, 2019

Property Address: 8837 Albemarle Road

Tax Parcel Number(s): 109-102-04

Current Land Use: Commercial

Size (Acres): +/- 1.217 acres

Existing Zoning: B-1 (CD)

Proposed Zoning: Neighborhood Services

Overlay: N/A

(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Michael Russell, Dave Pettine, Catherine Mahoney et al.

Date of meeting: June 13, 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): _____

Purpose/description of Conditional Zoning Plan: To accommodate two eating, drinking and entertainment establishments (Type 1 and/or Type 2) in a single building with drive-in or drive through service lanes/windows and other specified uses allowed in the B-2 zoning district.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

ALBEMARLE ROAD PARTNERS, LLC

By:

Signature of Property Owner

Jeff Watson

(Name Typed / Printed)

Albemarle Road Partners, LLC (c/o Jeff Watson)

Name of Petitioner(s)

568 Jetton Street, Suite 200

Address of Petitioner(s)

Davidson, NC 28036

City, State, Zip

704-895-2084

Telephone Number

Fax Number

watson@piedmontlanddevelopment.com

E-Mail Address

ALBEMARLE ROAD PARTNERS, LLC

By:

Signature of Petitioner

Jeff Watson

(Name Typed / Printed)

2019-107: Albemarle Road Partners, LLC

Current Zoning B-1(CD) (Neighborhood Business, Conditional)

Requested Zoning NS (Neighborhood Services)

Approximately 1.217 acres

Location of Requested Rezoning



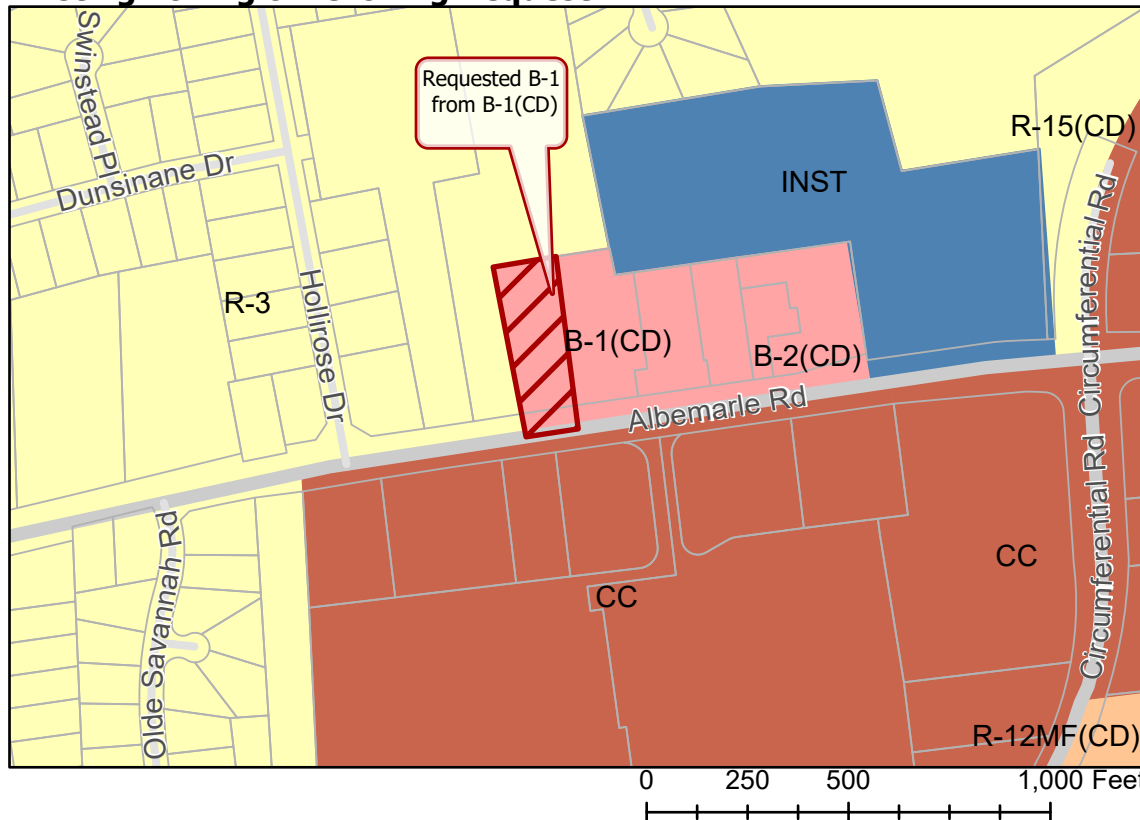
Rezoning Map



- 2019-107
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested B-1 from B-1(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Institutional
- Business
- Commercial Center



Map Created 8/14/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-108

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 6/28/2019 |
| Received By: | He |

Complete All Fields (Use additional pages if needed)

Property Owner: J.S. & Associates, Inc.

Owner's Address: 5226 Addison Dr. City, State, Zip: Charlotte, NC 28211

Date Property Acquired: March 28, 2019

Property Address: 8001 Neal Road Road

Tax Parcel Number(s): 047-112-02

Current Land Use: Residential Size (Acres): +/- 13.21 acres

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

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

Required Rezoning Pre-Application Meeting* with: C. Lamb, J. Weaver, M. Russell, K. Main, G. Meacci et al.

Date of meeting: January 30, 2019 and April 24, 2019

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 92 duplex, triplex and single family attached dwelling units.

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

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

Charlotte, NC 28246
City, State, Zip

704-377-8341/704-377-8142
Telephone Number Fax Number
jcarmichael@robinsonbradshaw.com
tshaffer@robinsonbradshaw.com
E-Mail Address

J.S. & ASSOCIATES, INC.

By: See attached signature page

Signature of Property Owner

(Name Typed / Printed)

J.S. & Associates, Inc. (Attn: James Scruggs)
Name of Petitioner(s)

5226 Addison Dr.
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

704-249-7718
Telephone Number Fax Number
james@upfamilyhomecare.com
E-Mail Address

J.S. & ASSOCIATES, INC.

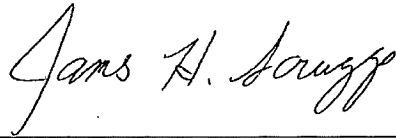
By: See attached signature page

Signature of Petitioner

(Name Typed / Printed)

*[Signature Page of Petitioner and Property Owner, J.S. & Associates, Inc.,
to Rezoning Application]*

J.S. & ASSOCIATES, INC.

A handwritten signature in cursive script, reading "James H. Scruggs". The signature is written in dark ink and is positioned above a horizontal line.

By: James Scruggs, Member

2019-108: J.S. & Associates, Inc.

Current Zoning R-3 (Single Family Residential)

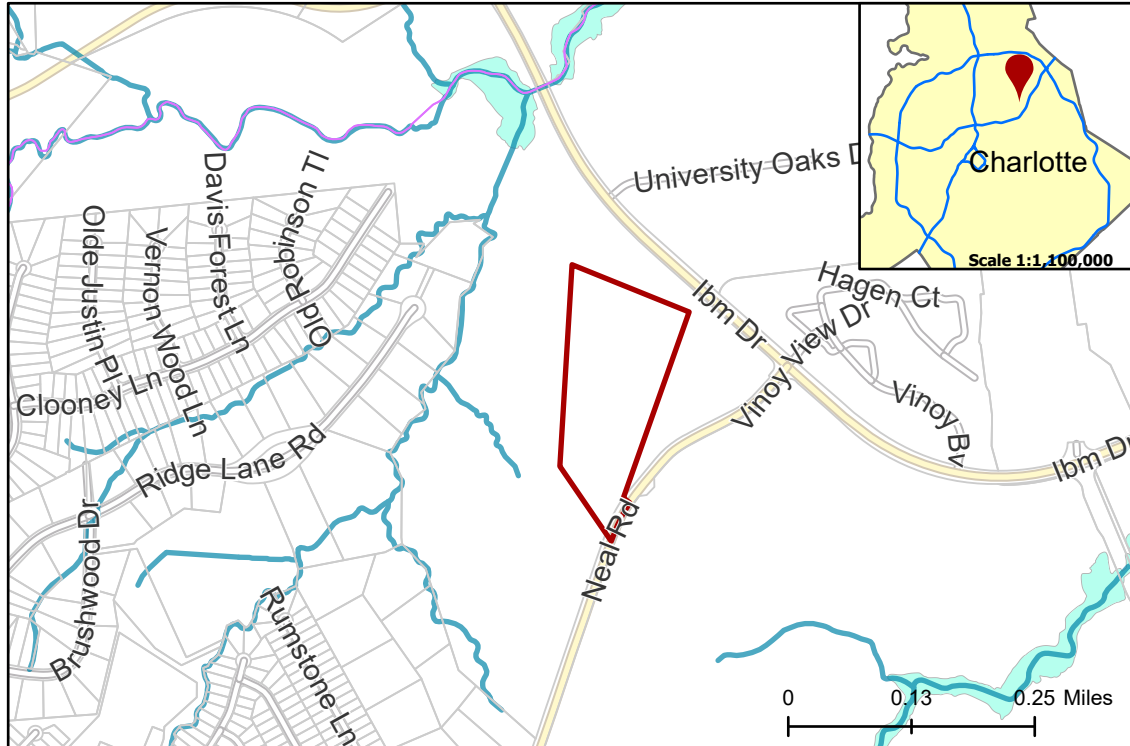
Requested Zoning R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 13.21 acres

Rezoning Map



Location of Requested Rezoning

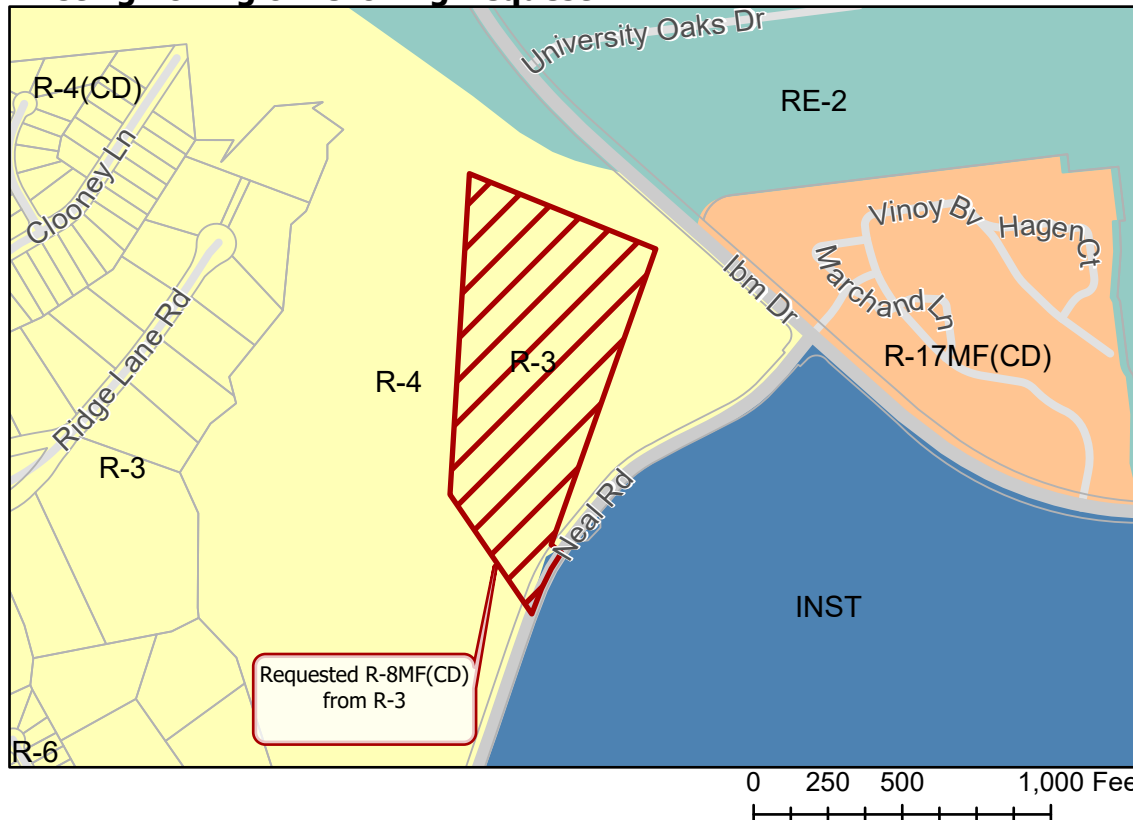


- 2019-108
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
4-Gregory A. Phipps



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional



Map Created 8/14/2019

2019-109

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____
Date Filed: 7/12/2019
Received By: BH

1 of 5

Complete All Fields (Use additional pages if needed)

Property Owner: See attachment.

Owner's Address: See Attachment. City, State, Zip: _____

Date Property Acquired: See Attachment

Property Address: See Attachment.

Tax Parcel Number(s): _____

Current Land Use: AN. Size (Acres): 7.975. (Total)

Existing Zoning: R-22 MF. Proposed Zoning: I-2

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

Required Rezoning Pre-Application Meeting* with: Salomon. fortune.

Date of meeting: 2/20/2019

(*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: _____

Miriam E Franco
Name of Rezoning Agent

5144 Prestwick Ln.
Agent's Address

Charlotte 28212
City, State, Zip

704-615-4204.
Telephone Number Fax Number

miriam.e1974@icloud.com
E-Mail Address

See attachment
Signature of Property Owner

See attachment.
(Name Typed / Printed)

Miriam E. Franco.
Name of Petitioner(s)

5144 Prestwick Ln.
Address of Petitioner(s)

Charlotte 28212
City, State, Zip

704-615-4204
Telephone Number Fax Number

miriam.e1974@icloud.com
E-Mail Address

Miriam E. Franco.
Signature of Petitioner

Miriam E. Franco.
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

2 of 5

Complete All Fields (Use additional pages if needed)

Property Owner: Miriam Franco, Dany Ortiz.

Owner's Address: 5144 prstwick Ln City, State, Zip: 28 Charlotte 28212

Date Property Acquired: 6/18/2018

Property Address: 1705 parker Dr, Charlotte 28208

Tax Parcel Number(s): 11702222

Current Land Use: MF Size (Acres): 5.000 AC

Existing Zoning: MF Proposed Zoning: I 2

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

Required Rezoning Pre-Application Meeting* with: Salomon fortune
Date of meeting: 9/20/2019

(*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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Miriam Franco / Dany Ortiz
Signature of Property Owner

Miriam Franco / Dany Ortiz
(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

3 of 5

Complete All Fields (Use additional pages if needed)

Property Owner: Victor Manuel Guevara

Owner's Address: 515 GREENWOOD DR City, State, Zip: CHARLOTTE NC 28217

Date Property Acquired: _____

Property Address: _____

Tax Parcel Number(s): 11702220, ~~11701288~~ 11702288

Current Land Use: _____ Size (Acres): 2.23

Existing Zoning: R-22 MF Proposed Zoning: I 2

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

Required Rezoning Pre-Application Meeting* with: 2/20/2019 Salomon fortune.
Date of meeting: _____

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address


Signature of Property Owner

VICTOR MANUEL GUEVARA
(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

4 of 5

Property Owner: Rosseline Ortiz

Owner's Address: 1701 Parker Dr. City, State, Zip: Charlotte 28212

Date Property Acquired: 12/12/2016

Property Address: 1701 Parker Dr. Charlotte 28212

Tax Parcel Number(s): 11702235, 11702239

Current Land Use: multifamily Size (Acres): 0.485

Existing Zoning: _____ Proposed Zoning: I2

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

Required Rezoning Pre-Application Meeting* with: Salomon Future
Date of meeting: 2/20/2019

(*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: _____

Name of Rezoning Agent

Name of Petitioner(s)

Agent's Address

Address of Petitioner(s)

City, State, Zip

City, State, Zip

Telephone Number

Fax Number

Telephone Number

Fax Number

E-Mail Address

E-Mail Address

Rosseline Elizabeth Ortiz
Signature of Property Owner

Signature of Petitioner

Rosseline Elizabeth Ortiz
(Name Typed / Printed)

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

5 of 5

Complete All Fields (Use additional pages if needed)

Property Owner: Danny Ortiz

Owner's Address: 5144 Prestwick Ln City, State, Zip: Charlotte 28212

Date Property Acquired: 3/22/2019

Property Address: _____

Tax Parcel Number(s): 11702217

Current Land Use: multi family Size (Acres): 0.260 G's Calc. _____

Existing Zoning: R. 22. Proposed Zoning: F2

Overlay: _____ Tree Survey Provided: Yes: (N/A)

Required Rezoning Pre-Application Meeting* with: Salomon fortune

Date of meeting: 2/20/2019

(*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: _____

Name of Rezoning Agent

Name of Petitioner(s)

Agent's Address

Address of Petitioner(s)

City, State, Zip

City, State, Zip

Telephone Number

Fax Number

Telephone Number

Fax Number

E-Mail Address

E-Mail Address

Danny Ortiz
Signature of Property Owner

Signature of Petitioner

Danny Ortiz
(Name Typed / Printed)

(Name Typed / Printed)

2019-109: Miriam E. Franco

Current Zoning R-22MF (Multi-Family Residential)

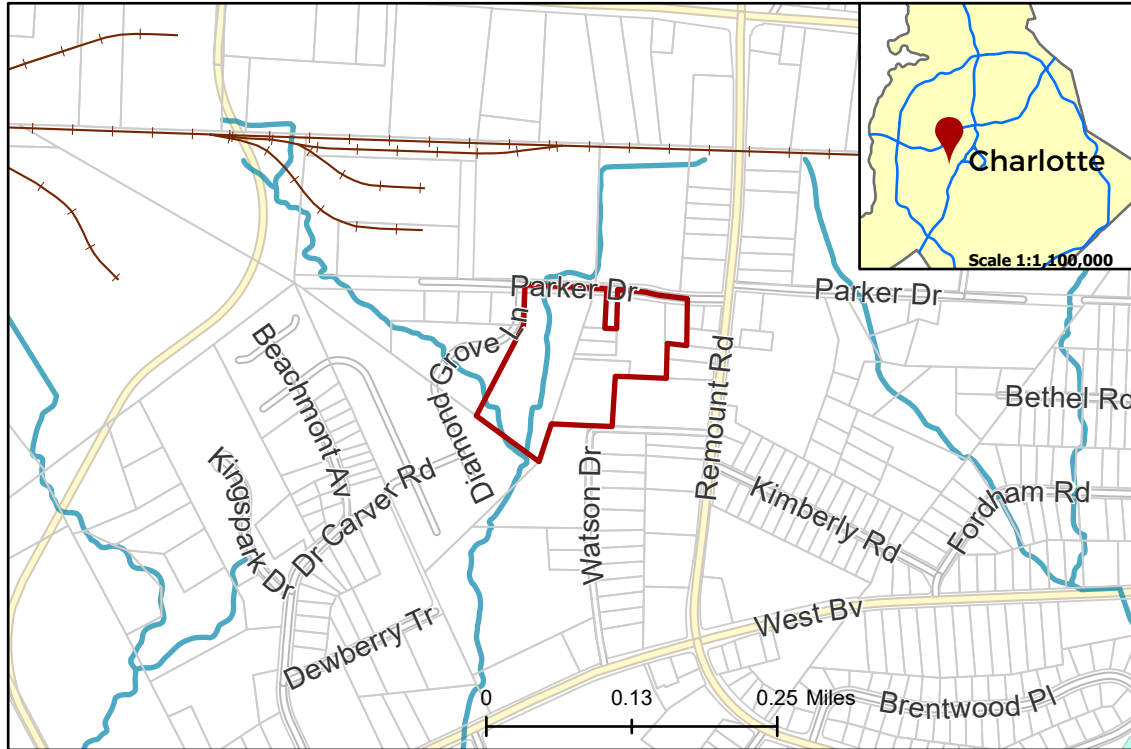
Requested Zoning I-2 (General Industrial)

Approximately 7.975 acres

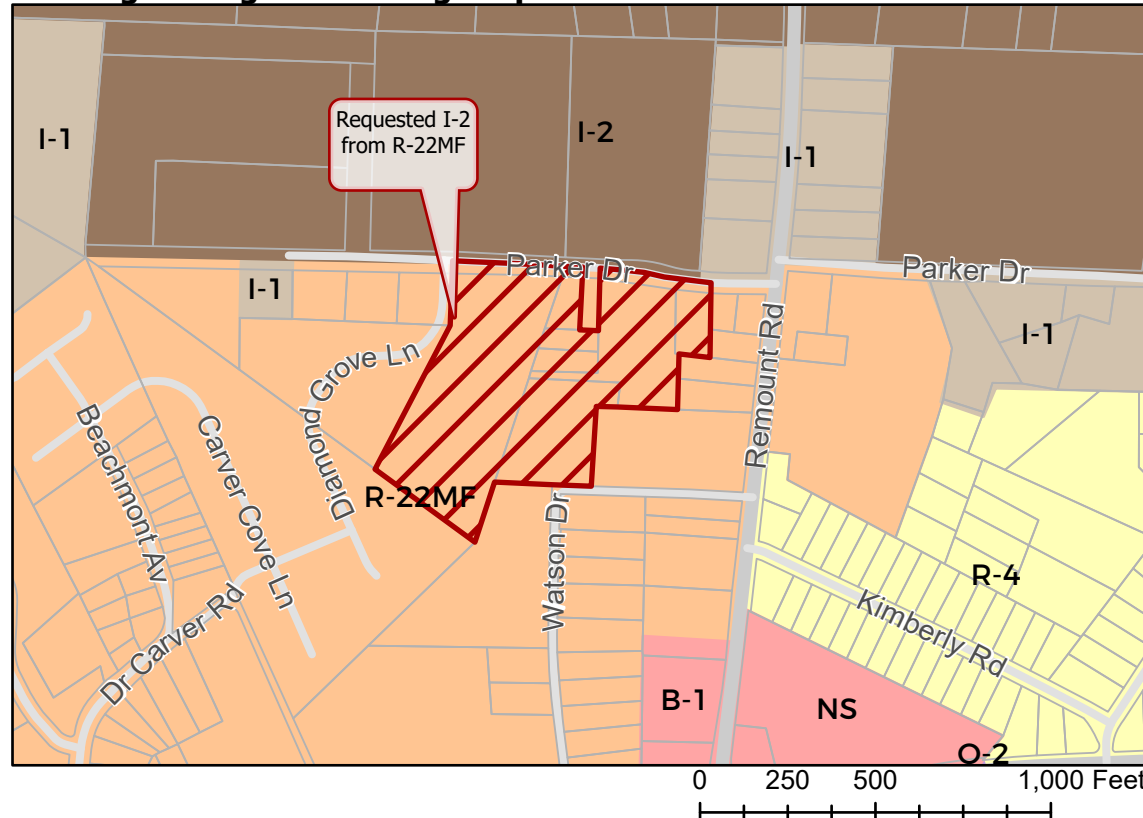
Rezoning Map



Location of Requested Rezoning



Existing Zoning & Rezoning Request



Requested I-2 from R-22MF

Zoning Classification

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



Map Created 8/16/2019

2019-110

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>7/16/2019</u> |
| Received By: | <u>RP</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: 1101 Central Group, LLC

Owner's Address: P.O. Box 958 City, State, Zip: Davidson, NC 28036

Date Property Acquired: April 6th, 2015

Property Address: 1101 Central Avenue & Unaddressed lot on Heath Court, Charlotte, NC
28204

Tax Parcel Number(s): 081-111-06 & 081-111-13

Current Land Use: Surface Parking + restaurant Size (Acres): 1.2417

Existing Zoning: MUDD-O Proposed Zoning: TOD-CC

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Planning
Date of meeting: March 14th, 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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

Michael Adams
(Name Typed / Printed)

Jay Patel
Name of Petitioner(s)

157 E. Franklin St, Suite 8
Address of Petitioner(s)

Chapel Hill, NC 27514
City, State, Zip

919-824-4194 919-869-2184
Telephone Number Fax Number

jay@wintergreenhospitality.com
E-Mail Address

Signature of Petitioner

Jay Patel
(Name Typed / Printed)

2019-110: Jay Patel

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

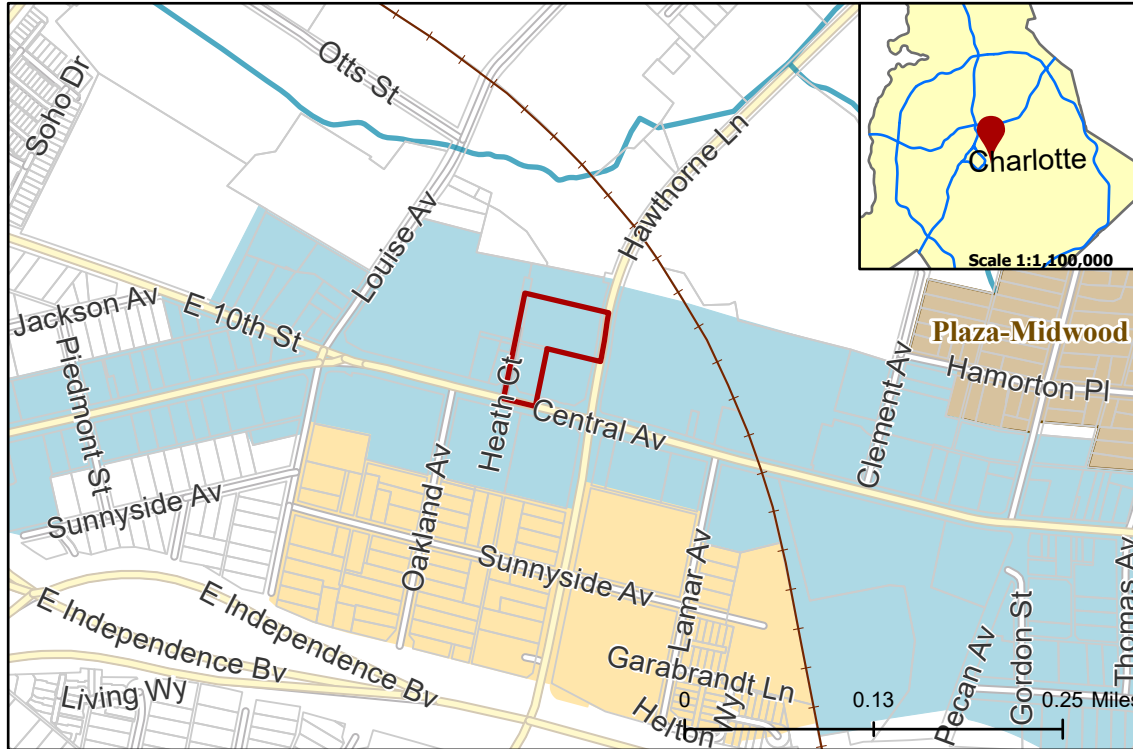
Requested Zoning TOD-CC (Transit Oriented Development-Community Center)

Approximately 1.2417 acres

Rezoning Map



Location of Requested Rezoning



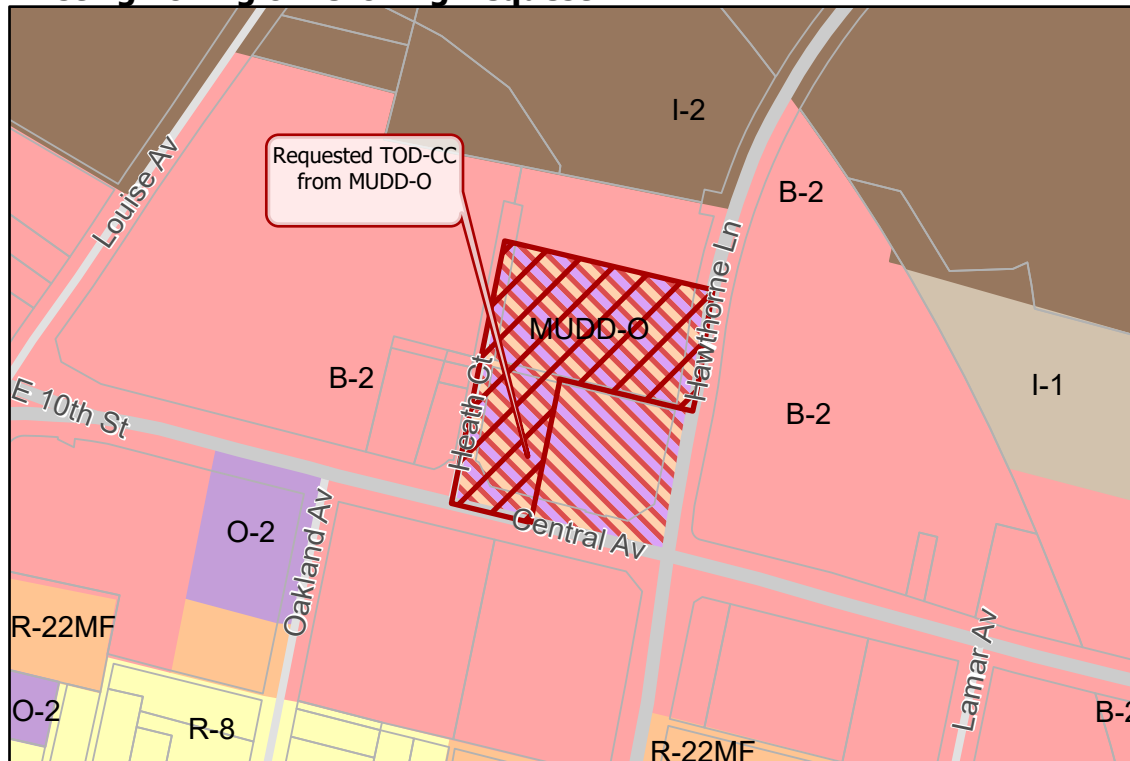
- 2019-110
- Inside City Limits
- Parcel
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-CC from MUDD-O

Zoning Classification

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



Map Created 8/14/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-111

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>7/17/2019</u> |
| Received By: | <u>Be</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: DC Property LLC, Elizabeth Funck

Owner's Address: 1234 Wyndcroft Place City, State, Zip: Charlotte, NC 28209

Date Property Acquired: 12/22/2016

Property Address: 129 Southside Dr. Charlotte, NC 28217

Tax Parcel Number(s): 149-03-104

Current Land Use: Industrial Size (Acres): 0.69 Acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonya Sander

Date of meeting: 2/27/2019

(*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: limit the required parking to what can be provided on site


Urban Design Partners - Brian Smith
Name of Rezoning Agent

1318 Central Avenue, Suite E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 N/A
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Elizabeth Funck, Manager, DC Property, LLC
(Name Typed / Printed)

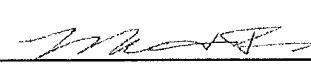
Hive Fitness, LLC
Name of Petitioner(s)

1514 S Church Street, Ste 101
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-956-3092
Telephone Number Fax Number

connect@hivefitnessclt.com
E-Mail Address


Signature of Petitioner

Josiah Boling
(Name Typed / Printed)

2019-111: Hive Fitness, LLC

Current Zoning I-2 (General Industrial)

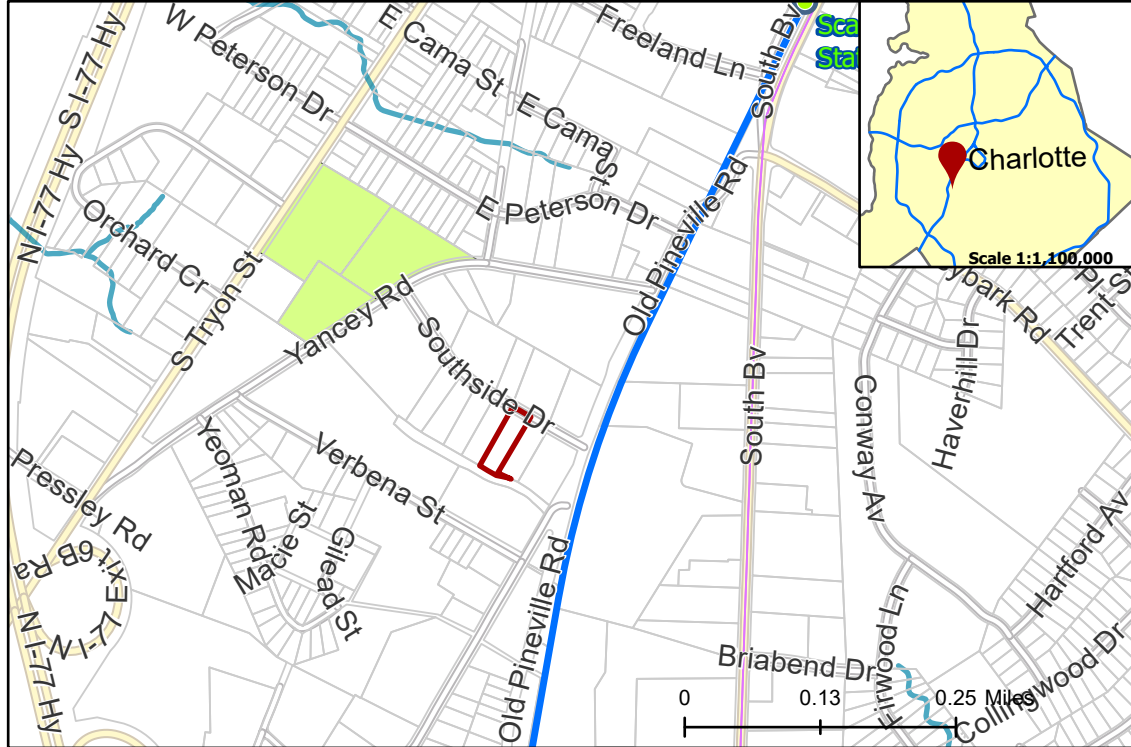
Requested Zoning MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 0.69 acres

Rezoning Map



Location of Requested Rezoning



- 2019-111
- 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(CD)
from I-2

Zoning Classification

- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 8/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-112

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 7/17/2019 |
| Received By: | BH |

Complete All Fields (Use additional pages if needed)

Property Owner: Eclipse Investment Group LLC

Owner's Address: 9935 D. Rea Road De 293 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: March 20, 2019

Property Address: 1216 Pincrest Ave Charlotte, NC 28205

Tax Parcel Number(s): 12908309

Current Land Use: Residential Size (Acres): .33

Existing Zoning: O-2 Proposed Zoning: R-4

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

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

Date of meeting: 7/10/2019

(*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 Heisig
Name of Rezoning Agent

1204 Firethorne Club Dr
Agent's Address

Wayham, NC 28173
City, State, Zip

(704) 965-9035 _____
Telephone Number Fax Number

mark@eclipseinvestgroup.com
E-Mail Address

Mark A. Heisig
Signature of Property Owner

Mark A. Heisig
(Name Typed / Printed)

Mark Heisig
Name of Petitioner(s)

1204 Firethorne Club Drive
Address of Petitioner(s)

Wayham NC 28173
City, State, Zip

(704) 965-9035 _____
Telephone Number Fax Number

mark@eclipseinvestgroup.com
E-Mail Address

Mark A. Heisig
Signature of Petitioner

Mark A. Heisig
(Name Typed / Printed)

2019-112: Mark Heisig

Current Zoning O-2 (Office)

Requested Zoning R-4 (Single Family Residential)

Approximately 0.33 acres

Rezoning Map



Location of Requested Rezoning

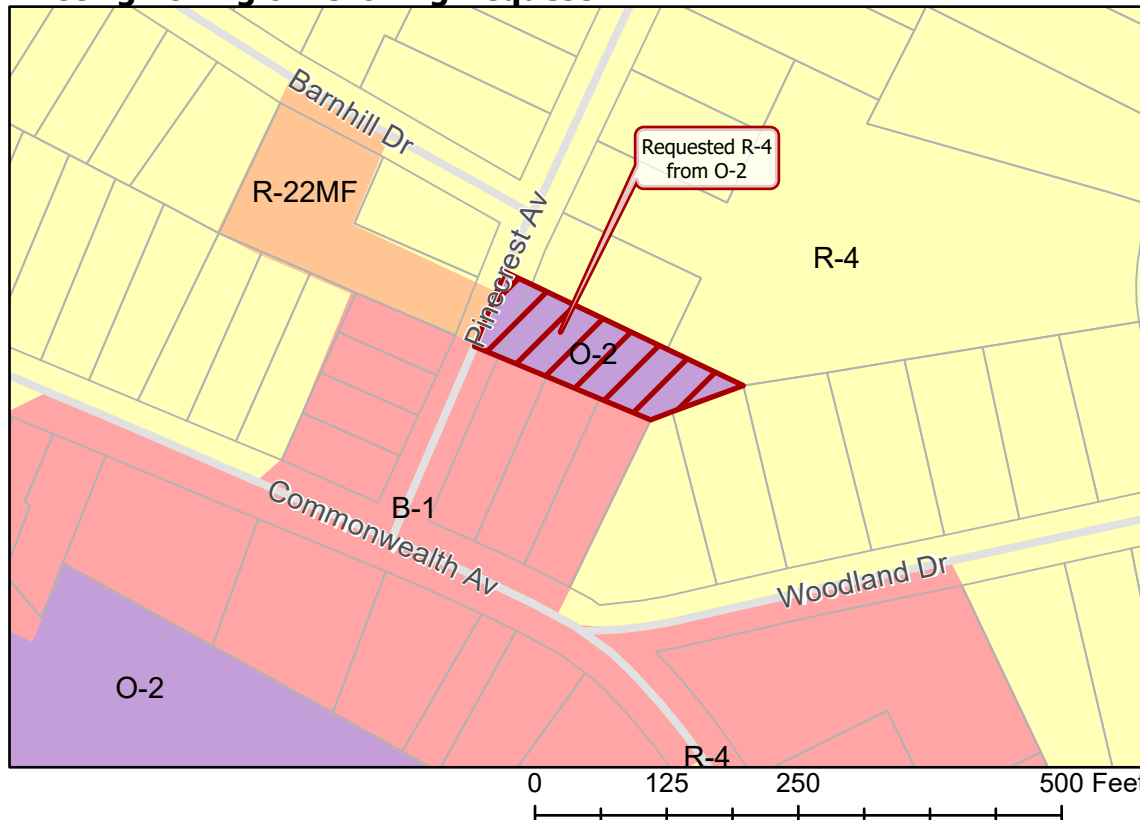


- 2019-112
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



Requested R-4
from O-2

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 8/15/2019

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

| |
|---------------------------------|
| Petition #: <u>2019-113</u> |
| Date Filed: <u>7/17/2019</u> |
| Received By: <u>[Signature]</u> |
| <i>Office Use Only</i> |

| | |
|--------------------------|--|
| Section #: 9.101 | <u>Table of Uses and Hierarchy of Districts</u> |
| Section #: 9.8504 | <u>Mixed Use Development District; Accessory Uses</u> |
| Section #: 12.415 | <u>Helistops, Limited</u> |

Purpose of Changes:

The purpose of these text amendments is to permit helistops, limited as an accessory use in the MUDD zoning district.

John Carmichael, Robinson Bradshaw
Name of Agent

101 North Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341 704-373-3941
Telephone Number **Fax Number**

jcarmichael@robinsonbradshaw.com
E-Mail Address

[Signature]
Signature of Agent

The Charlotte-Mecklenburg Hospital Authority
Name of Petitioner(s)

c/o Bennett Thompson
P.O. Box 32861
Address of Petitioner(s)

Charlotte, NC 28232
City, State, Zip

704-491-3436
Telephone Number **Fax Number**

Bennett.Thompson@atriumhealth.org
E-Mail Address

See Attached Signature Page
Signature of Petitioner

Petition #: 2019-_____

Petitioner: The Charlotte-Mecklenburg Hospital Authority

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

ORDINANCE NO. _____

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

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

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

- a. Amend Table 9.101 by adding “Helistops, limited” in alphabetical order as an allowed accessory use in the MUDD zoning district under the “Accessory Uses & Structures” header.

| ACCESSORY USES & STRUCTURES | | | |
|-----------------------------|----------|--|--|
| | MUDD | | |
| <u>Helistops, limited</u> | <u>X</u> | | |
| | | | |

2. PART 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend 9.8504, “Mixed Use Development District; accessory uses” by adding a new permitted accessory use, “Helistops, limited” to this Section. The revised Section 9.8504 shall read as follows:

The following are permitted as accessory uses in the Mixed Use Development District:

Accessory uses and structures, clearly incidental and related to the permitted principal use or structure.

Drive-in windows as an accessory to the principal use subject to the regulations of
Section 12.413 (MUDD-Optional only)
(Petition No. 2005-98 §9.8504, 05/16/05)

Dumpsters, trash handling areas and service entrances, subject to the regulations of 12.403.

Helistops, limited, subject to the regulations of Section 12.415.

Outdoor dining associated with an Eating, Drinking and Entertainment Establishment (Type 1 or Type 2). Outdoor dining associated with a Type 2 Eating, Drinking and Entertainment Establishment is subject to the regulations of Section 12.546.
(Petition No. 2014-073, § 9.8504, 11/17/2014)

Outdoor lighting, subject to regulations of Section 12.402.

Outdoor sales accessory, subject to the regulations of Section 12.417.
(Petition No. 2006-20, § 9.8504, 03/20/06)

Petroleum storage, accessory to a permitted principal use or building subject to the Fire Prevention Code of the National Board of Fire Underwriters.

Petroleum storage, underground, accessory to permitted automobile service stations, subject to the Fire Prevention Code of the National Board of Fire Underwriters.

Satellite dish farm, used in conjunction with a telecommunications and data storage facility, subject to the regulations of Section 12.416.
(Petition No. 2011-047, §9.8504, 07/18/11)

Signs, bulletin boards, kiosks and similar structures that provide historical information, information for noncommercial activities or space for free use by the general public.

Vending machines.

B. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 4: ACCESSORY USES AND STRUCTURES

- a. Amend 12.415, “Helistops, limited” by adding MUDD as a zoning district in which helistops, limited are permitted as an accessory use. The revised Section 12.415 shall read as follows:

A helistop, limited shall be permitted as an accessory use only in the O-1, O-2, O-3, INST, RE-1, RE-2, RE-3, B-2, B-D, BP, MUDD, UMUD, CC, U-I, I-1, and I-2 districts provided it complies with all applicable Federal Aviation Administration regulations.

(Petition No. 2011-018, § 12.415, 5/23/11)

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

Approved as to form:

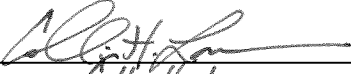
City Attorney

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

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the ____ day of _____, 20__.

Signature of Petitioner

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

By: 
Name: Colleen H. Lane
Title: SVP

Date: June 28, 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-114

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 2/17/2019 |
| Received By: | BH |

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

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

Current Land Use: See Exhibit A attached hereto Size (Acres): 70.53 acres +/-

Existing Zoning: O-2, O-6 (CD), B-1, B-2, R-5 & R-22 MF Proposed Zoning: MUDD-0

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

Required Rezoning Pre-Application Meeting* with: Laura Harmon, Claire Lyte-Graham, Brent Wilkinson et al.

Date of meeting: February 11, 2019

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a health institution, professional and medical offices, nursing homes, rest homes and homes for the aged, a medical college and/or a nursing school, hotel uses, multi-family and planned multi-family dwelling units and other uses set out on the associated conditional rezoning plan.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Signature Page and Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

The Charlotte-Mecklenburg Hospital Authority
Name of Petitioner(s)
c/o Bennett Thompson
P.O. Box 32861
Address of Petitioner(s)

Charlotte, NC 28232
City, State, Zip

704-491-3436
Telephone Number Fax Number

Bennett.Thompson@atriumhealth.org
E-Mail Address

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

2019-114: The Charlotte-Mecklenburg Hospital Authority

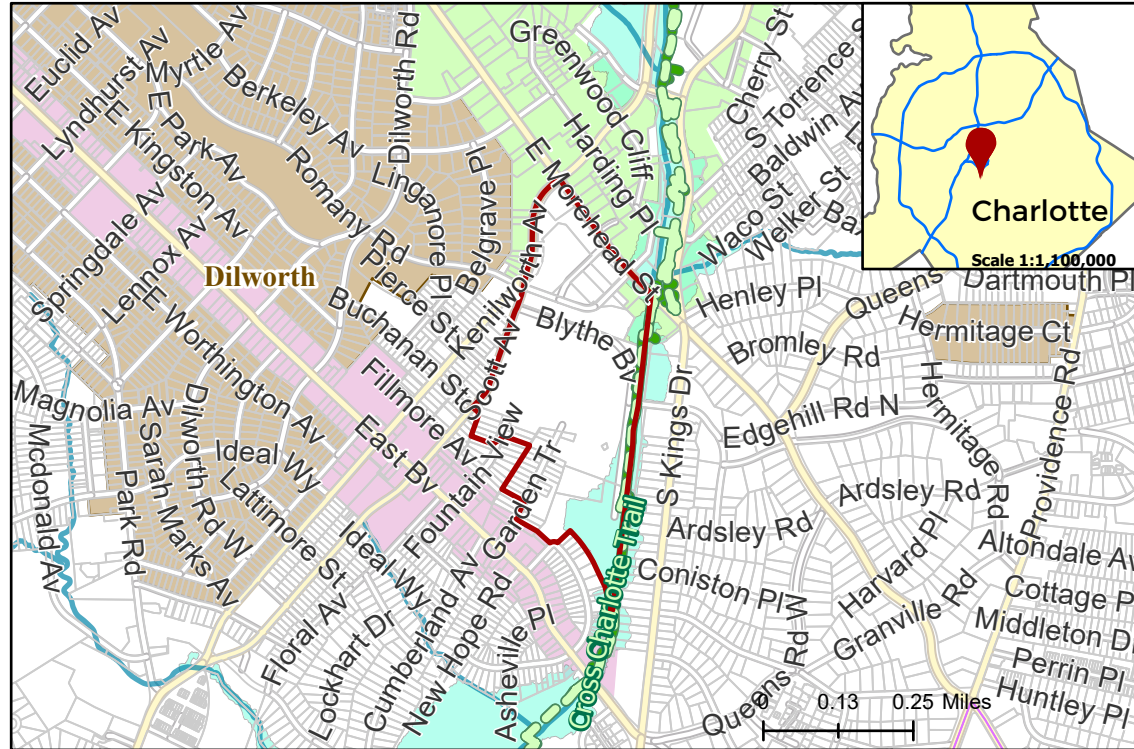
Current Zoning O-2 (Office) O-6(CD) (Office, Conditional) B-1 (Neighborhood Business)

B-2 (General Business) R-5 (Single Family Residential) R-22MF (Multi-Family Residential)

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

Approximately 70.53 acres

Location of Requested Rezoning



Rezoning Map

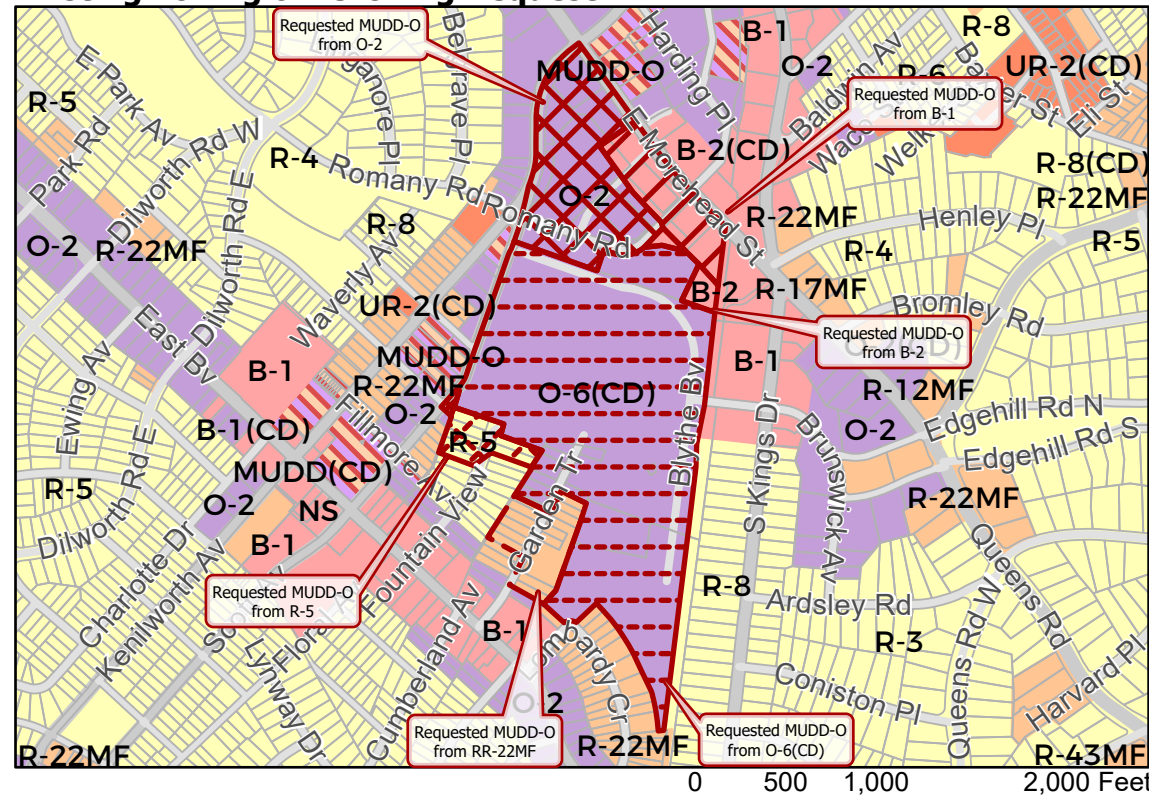


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2019-114
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- East Blvd Pedscape Plan
- Midtown Morehead Cherry
- Historic Districts
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-1
- Requested MUDD-O from B-2
- Requested MUDD-O from O-2
- Requested MUDD-O from O-6(CD)
- Requested MUDD-O from R-22MF
- Requested MUDD-O from R-5

Zoning Classification

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



Map Created 8/16/2019

Petition #: 2019-115

Date Originally Filed: 7/19/2019

Date Amended: 08/30/2019

Received By: J. Kinley

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete All Fields
(Use additional pages if needed)

Please indicate reason for amended application (i.e. change in acreage, ownership, proposed district, etc.):

Amending the rezoning application to request 5 year vested rights.

For Conditional Rezonings Only:

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

Property Owner: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Address: SEE SCHEDULE 1 ATTACHED HERETO City, State, Zip: SEE SCHEDULE 1 ATTACHED HERETO

Date Property Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Location of Property (Address or Description): SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Number(s): SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: commercial/office and recreation Size (Acres): ± 454.24

Existing Zoning: BP(CD) & O-3(CD) Proposed Zoning: MUDD-O(CD)

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

Jeff Brown & Bridget Grant

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)

704.331.2379 (BG) 704-378-1973(BG)

Telephone Number

Fax Number

jeffbrown@mvalaw.com ;
bridgetgrant@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-I

Signature of Property Owner

Northwood Development, LLC (Attn: Clifton Coble)

Name of Petitioner

11605 N. Community House Rd, Ste 600

Address of Petitioner

Charlotte, NC 28277

City, State, Zip

704.363.9885

Telephone Number

Fax Number

ccoble@northwoodoffice.com

E-mail Address

SEE ATTACHMENT J

Signature of Petitioner

2019-115: Northwood Development, LLC

Current Zoning BP(CD) (Business Park, Conditional) O-3(CD) (Office, Conditional)

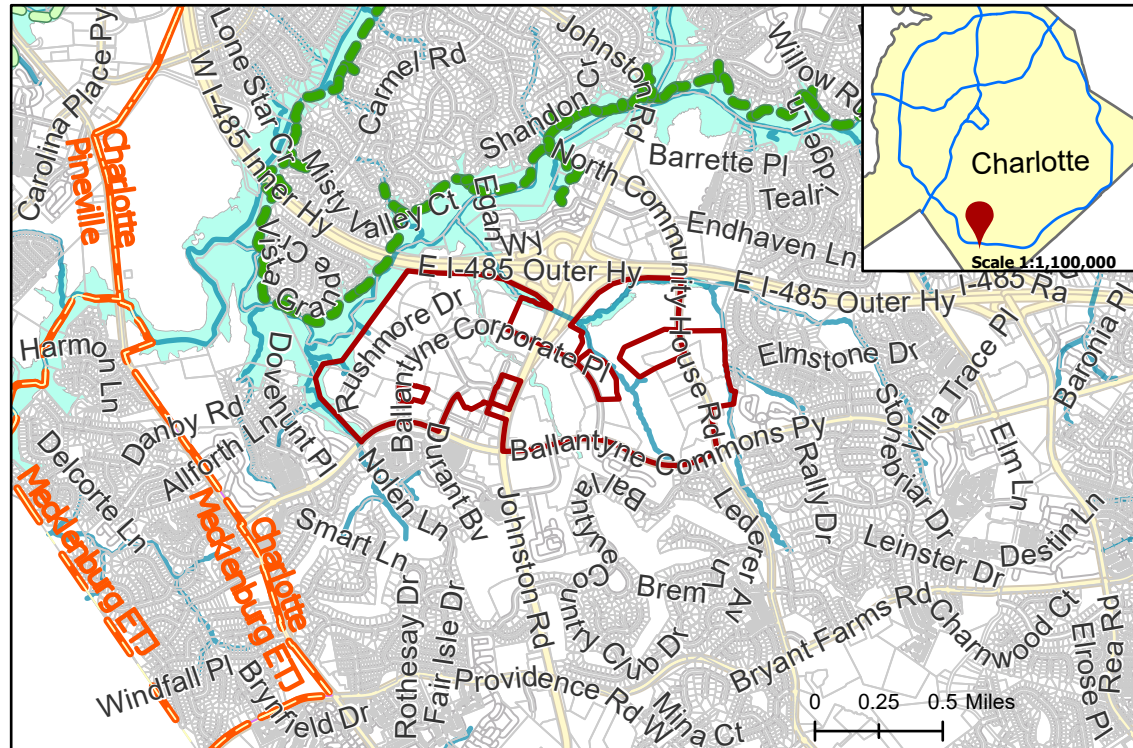
Requested Zoning MUDD-O (Mixed Use Development District, Optional) with 5-year vested rights.

Approximately 454.24 acres

Rezoning Map



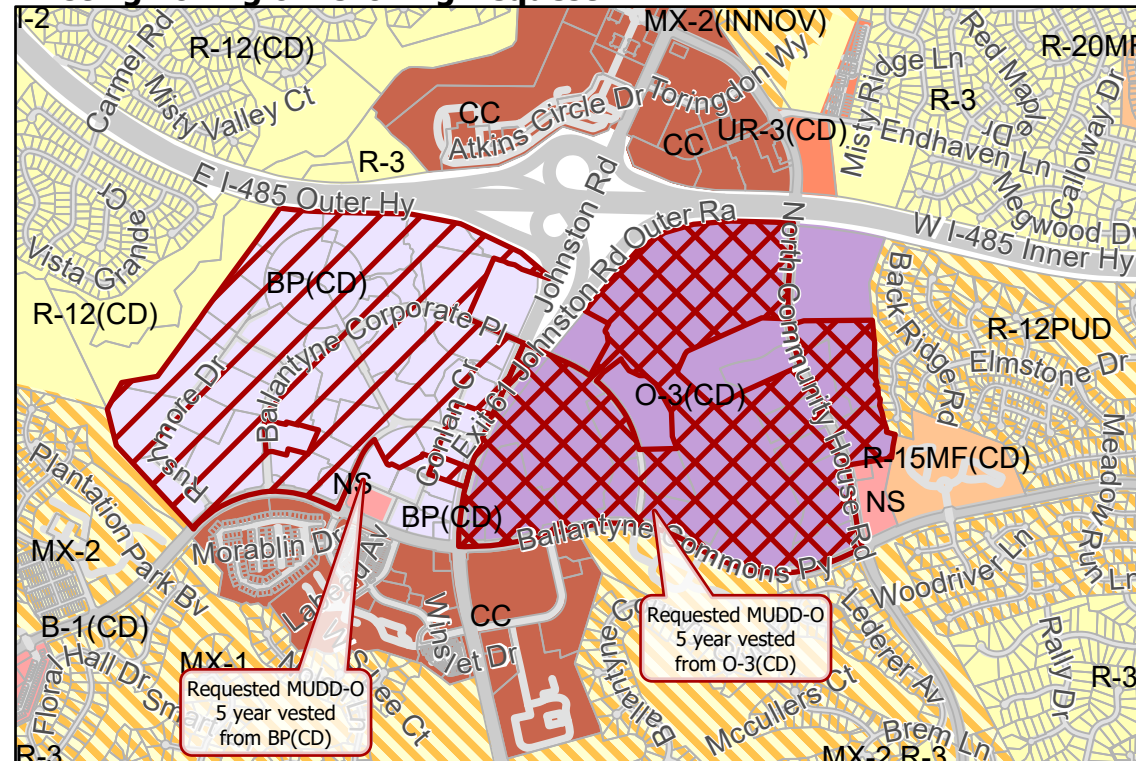
Location of Requested Rezoning



- 2019-115
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested MUDD-O
5 year vested
from O-3(CD)
- Requested MUDD-O
5 year vested
from BP(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business Park
- Business
- Commercial Center
- General Industrial



0 1,000 2,000 4,000 Feet Map Created 8/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-116

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>7/23/2019</u> |
| Received By: | <u>BH</u> |

Property Owners: Billy Graham Evangelistic Association

Owner's Addresses: 1 Billy Graham Parkway, Charlotte, NC 28201

Date Properties
Acquired: 04/15/2005

Property Addresses: N/A

Tax Parcel Numbers: 143-021-07

Current Land Use: vacant (Acres): * 1.466

Existing Zoning: R-17MF Proposed Zoning: I-1(CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, David Pettine, Carlos Alzate, Catherine Mahoney, Grant Meacci

Date of meeting: June 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 allow development of the Site with certain uses permitted in the I-1 zoning district.

Bridget Grant & Jeff Brown

Name of Rezoning Agent

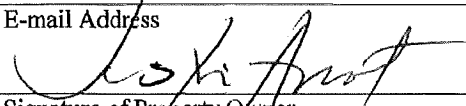
Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202

704.331.2379 (BG) 704-378-1973(BG)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address


Signature of Property Owner

Billy Graham Evangelistic Association (Attn: Justin Arnot)

Name of Petitioner

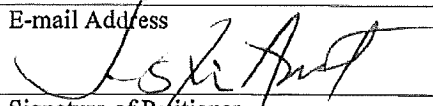
1 Billy Graham Parkway
Address of Petitioner

Charlotte, NC 28201
City, State, Zip

704.401.2585 704.401.3008
Telephone Number Fax Number

jarnot@bgea.org

E-mail Address


Signature of Petitioner

2019-116: Billy Graham Evangelistic Association

Current Zoning R-17MF (Multi-Family Residential)

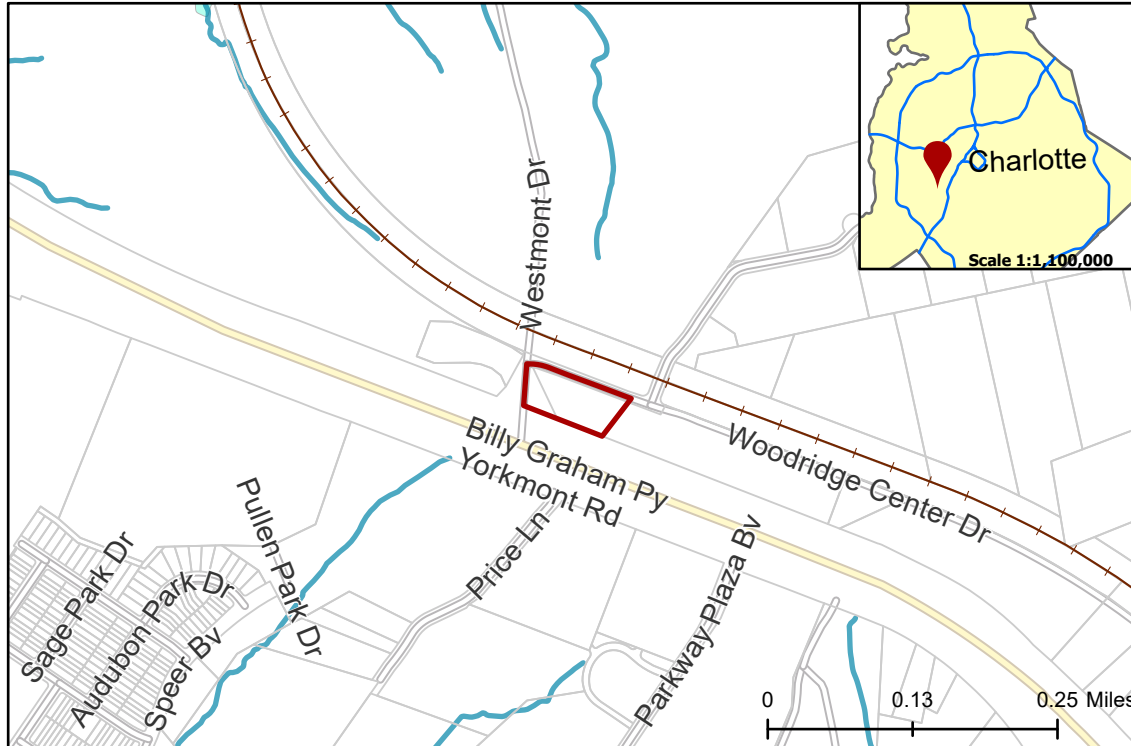
Requested Zoning I-1(CD) (Light Industrial, Conditional)

Approximately 1.466 acres

Rezoning Map



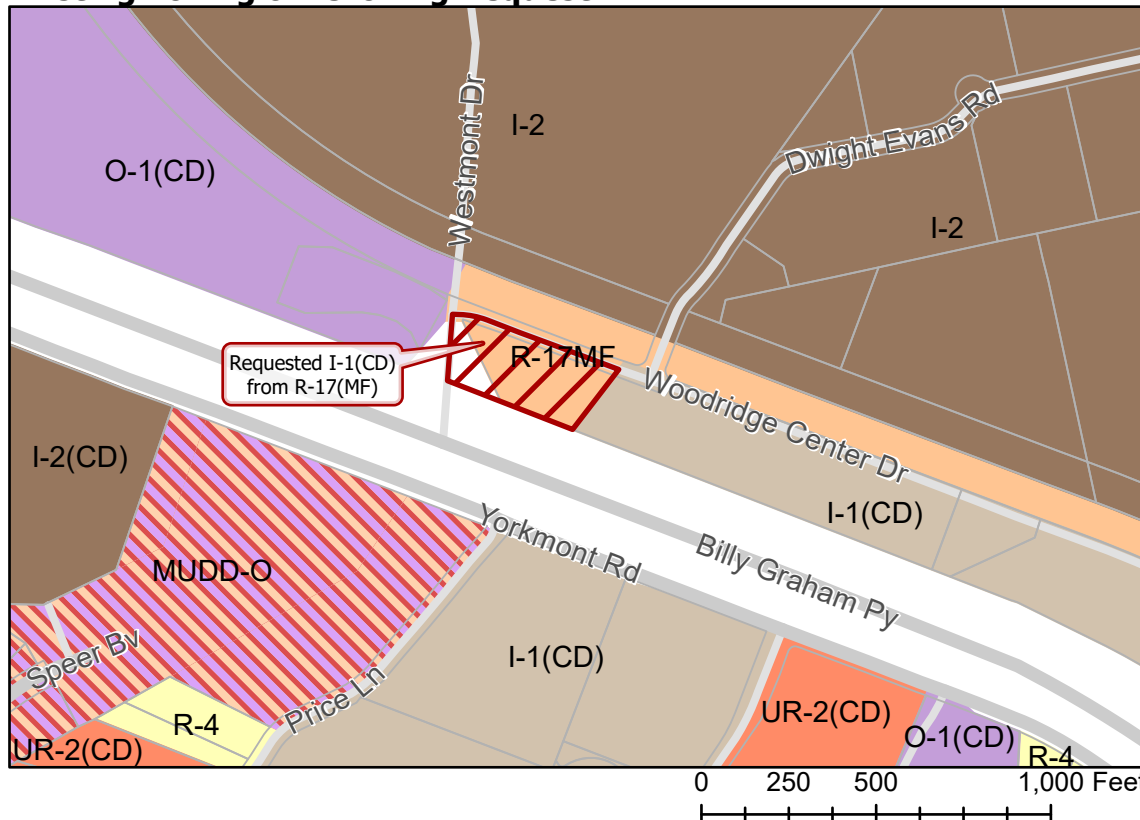
Location of Requested Rezoning



- 2019-116
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-1(CD) from R-17(MF)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 8/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-117
Petition #: _____
Date Filed: 7/24/2019
Received By: BT

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 (Acres): ± 11.74
Existing Zoning: R-5 & I-1 Proposed Zoning: I-1(CD)
Overlay: N/A Tree Survey Provided: Yes: N/A:
Required Rezoning Pre-Application Meeting* with: Michael Russell, Charlotte Lamb, Kent Main, and Grant Meacci
Date of meeting: 5/22/19

(*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 allow the development of the site with a business park for a combination of light manufacturing, warehousing, distribution, and other related uses.

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, B & C

Signature of Property Owner

Montana Drive OZ Fund, LLC (Attn: Peter Cai)

Name of Petitioner

2303 W Morehead Street, Ste. 200

Address of Petitioner

Charlotte, NC 28208

City, State, Zip

704.877.3608

Telephone Number

Fax Number

pcai@canvasscap.com

E-mail Address

SEE ATTACHMENT D

Signature of Petitioner

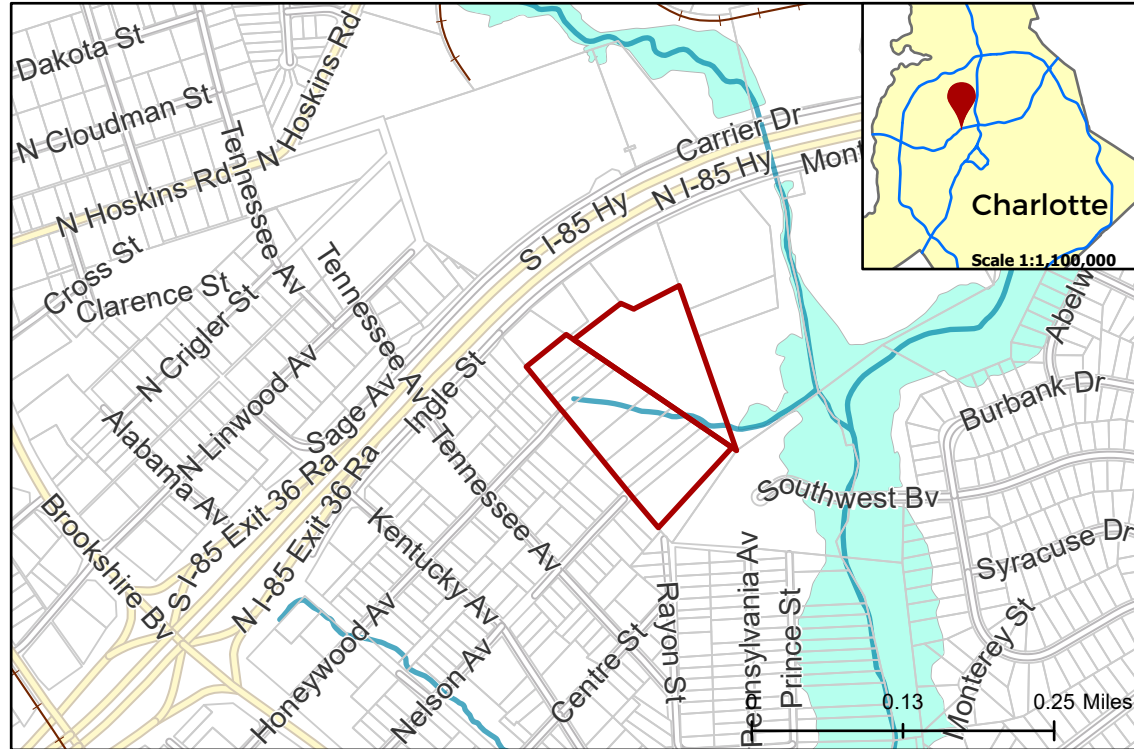
2019-117: Montana Drive OZ Fund, LLC

Current Zoning R-5 (Single Family Residential) I-1 (Light Industrial)

Requested Zoning I-1(CD) (Light Industrial, Conditional)

Approximately 11.51 acres

Location of Requested Rezoning



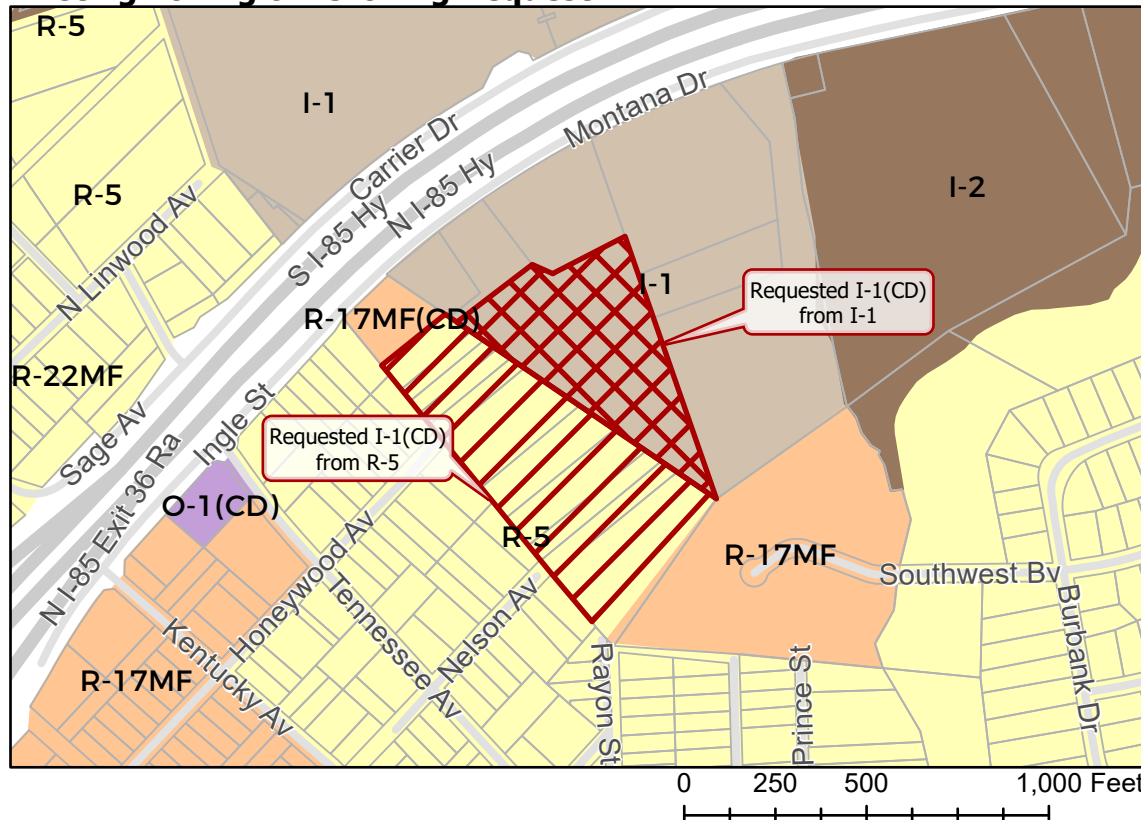
Rezoning Map



- 2019-117
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested I-1(CD) from R-5
- Requested I-1(CD) from I-1

Zoning Classification

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



Map Created 9/4/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-118

Petition #: _____
Date Filed: 7/24/2019
Received By: RL

Complete All Fields (Use additional pages if needed)

Property Owner: Waters Construction Co Inc.

Owner's Address: 3850 Sharonview Road

City, State, Zip: Charlotte, NC 28210

Date Property Acquired: October 27, 1989

Property Address: _____

Tax Parcel Number(s): 141-30-104, 141-30-103, 141-06-125, and 141-06-121

Current Land Use: Raw Land

Size (Acres): 90.47

Existing Zoning: BD(CD)

Proposed Zoning: I-1

Overlay: _____

Tree Survey Provided: Yes: _____

NA: Airport Noise

Required Rezoning Pre-Application Meeting* with: David Pettine, Lisa Arnold, Alberto Gonzalez, Grant Meacci

Date of meeting: July 23, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Beacon Development Company (Tim Robertson)
Name of Rezoning Agent


500 East Morehead Street, Suite 200
Agent's Address

Charlotte, CN 28202
City, State, Zip

704 597 7757
Telephone Number Fax Number

Tim.robertson@beacondevelopment.com

E-Mail Address


Signature of Property Owner

Wes Waters
(Name Typed / Printed)

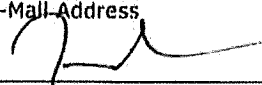
Beacon Development Company (Tim Robertson)
Name of Petitioner(s)

500 East Morehead Street, Suite 200
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704 597 7757
Telephone Number Fax Number

Tim.robertson@beacondevelopment.com
E-Mail Address


Signature of Petitioner

Tim Robertson
(Name Typed / Printed)

2019-118: Beacon Development Company

Current Zoning BD(CD) (Distributive Business, Conditional)

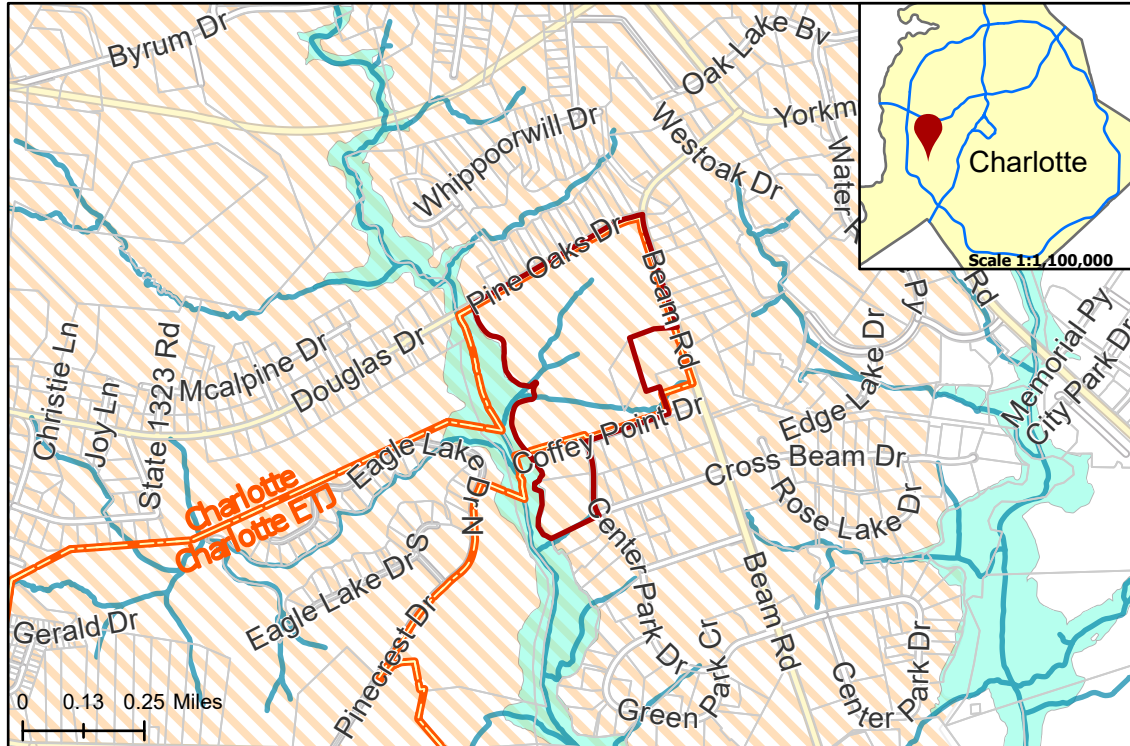
Requested Zoning I-1 (Light Industrial)

Approximately 90.47 acres

Rezoning Map



Location of Requested Rezoning



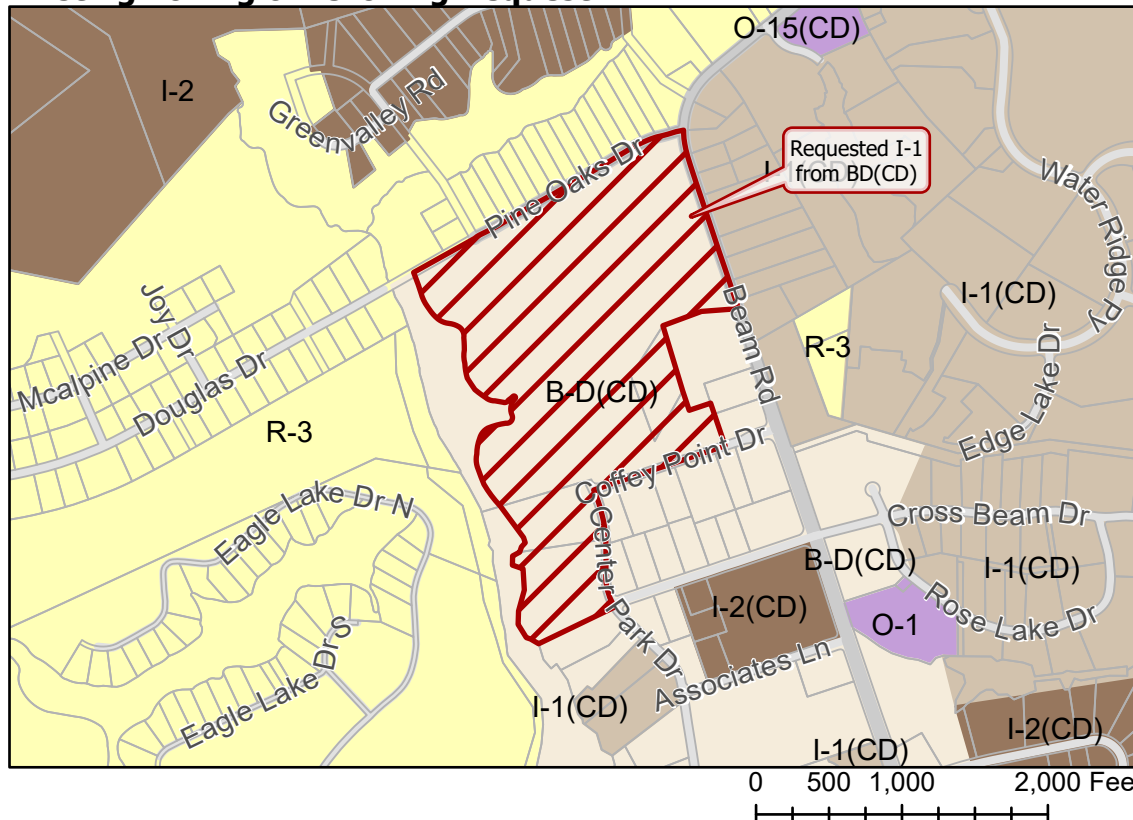
- 2019-118
- Inside & Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

City Council District

- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-1 from BD(CD)

Zoning Classification

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



Map Created 8/5/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-119

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>7/25/2019</u> |
| Received By: | <u>81</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: RKW Builders LLC (3101) & Catherine M Turgeon (3105)
8392 Rocky River Rd (3101) Harrisburg, NC 28075 (3101)
Owner's Address: 3105 N. Alexander Street (3105) City, State, Zip: Charlotte, NC 28205 (3105)
Date Property Acquired: 05/03/2019 (3101) & 03/29/2019 (3105)
Property Address: 3101 & 3105 N Alexander Street Charlotte, NC 28205
Tax Parcel Number(s): 083-082-03 & 083-082-10
Current Land Use: Single Family Residential Size (Acres): 0.29-Acres
Existing Zoning: R-8(CD) Proposed Zoning: R-5
Overlay: _____ Tree Survey Provided: Yes: _____ N/A: X
Required Rezoning Pre-Application Meeting* with: John Kinley, Will Linville, Charlotte Lamb, Grant Meacci
Date of meeting: 07.23.2019

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes ☒ No ☐ Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: To remove condition that existing house must remain

Urban Design Partners
Name of Rezoning Agent
1318 Central Avenue Suite E-6
Agent's Address
Charlotte, NC 28205
City, State, Zip
704-334-3303
Telephone Number Fax Number
brian@urbandesignpartners.com
E-Mail Address
Robert K Williams Jr
Signature of Property Owner
Robert K Williams Jr
(Name Typed / Printed)

RKW Builders, LLC
Name of Petitioner(s)
8392 Rocky River Rd
Address of Petitioner(s)
Harrisburg, NC 28075
City, State, Zip
704-222-3814
Telephone Number Fax Number
rkwrhomes@gmail.com
E-Mail Address
Robert K Williams Jr
Signature of Petitioner
Robert K Williams Jr
(Name Typed / Printed)

Attachment A

Rezoning Petition Joinder Agreement

RKW Builders, LLC

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: **083-082-10** 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.

Catherine M. Turgeon

Signature: Catherine M. Turgeon

Name (Printed): Catherine M. Turgeon

Title: _____

Date: 7/26/19

2019-119: RKW Builders, LLC

Current Zoning R-8(CD) (Single Family Residential, Conditional)

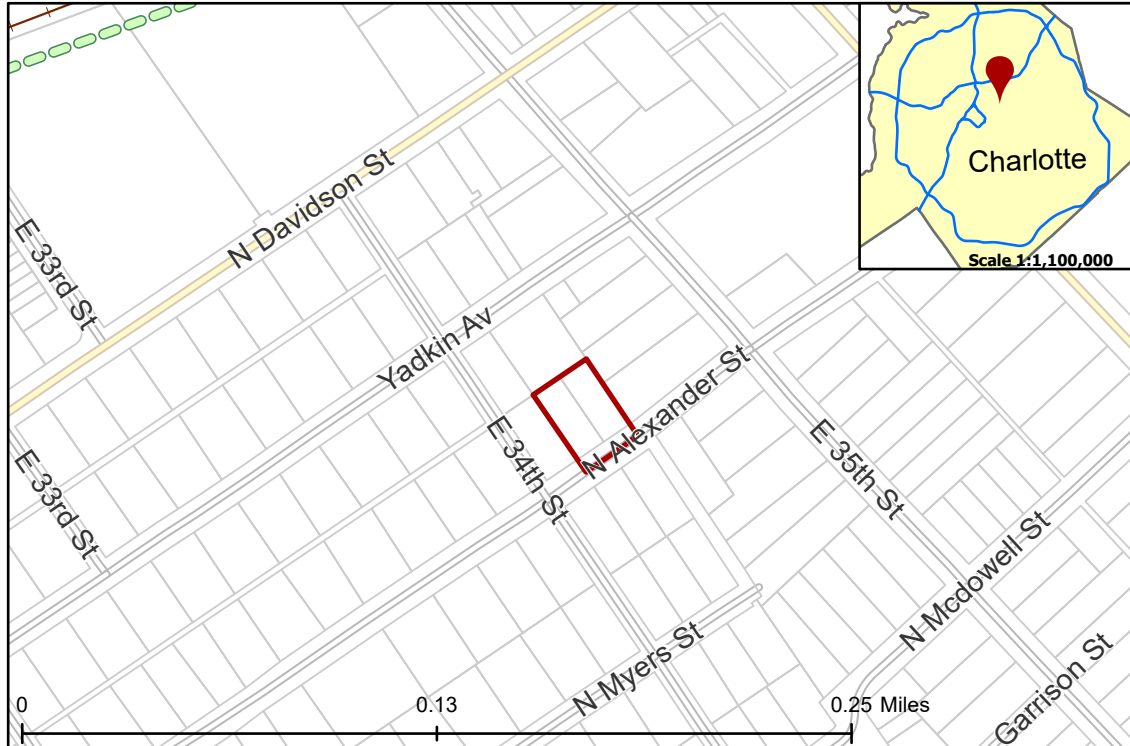
Requested Zoning R-5 (Single Family Residential)

Approximately 0.29 acres

Rezoning Map



Location of Requested Rezoning



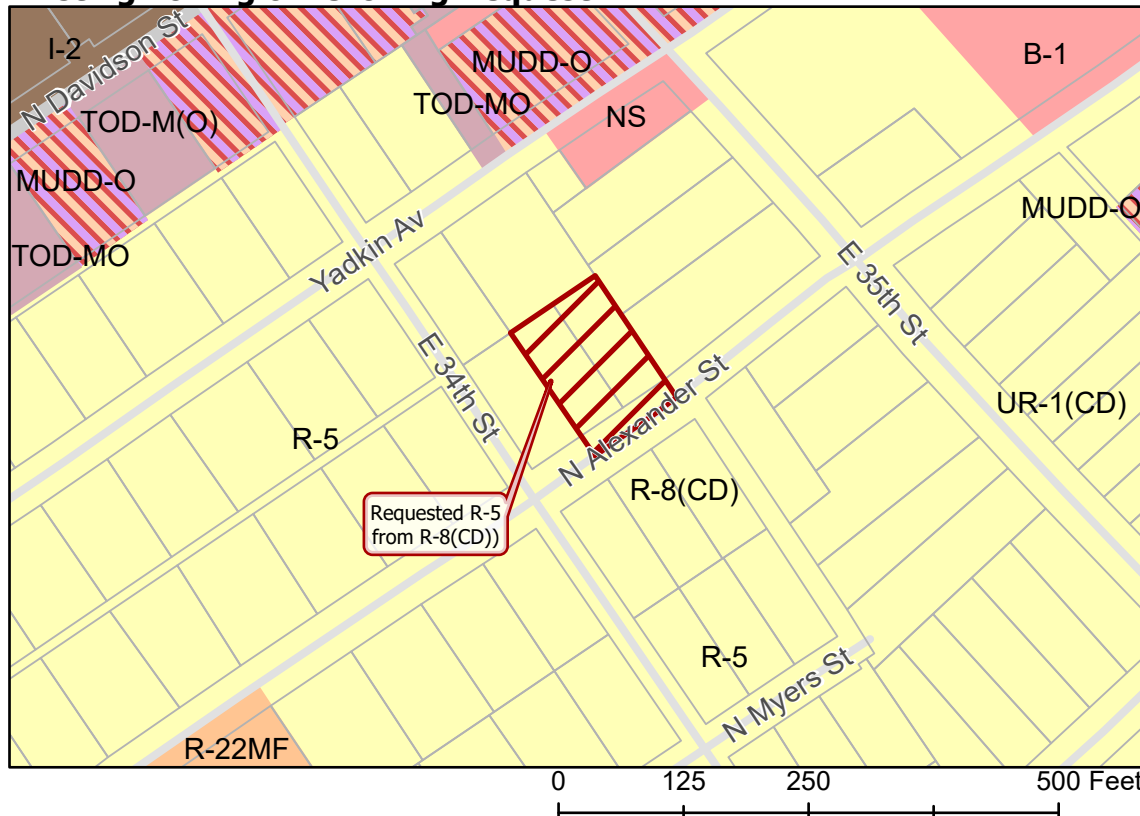
- 2019-119
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-5 from R-8(CD)

Zoning Classification

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



Map Created 8/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-120
Petition #: _____
Date Filed: 7/25/2019
Received By: RH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: commercial/industrial Size (Acres): ± 8.5

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

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Alberto Gonzales, Grant Meacci, Todd DeLong, Carlos Alzate

Date of meeting: July 23, 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 redevelopment of the site 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

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

Telephone Number Fax Number

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

E-mail Address

SEE ATTACHMENTS A - D

Signature of Property Owner

M5 Properties (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

SEE ATTACHMENT E

Signature of Petitioner

2019-120: M5 Properties

Current Zoning I-2 (General Industrial)

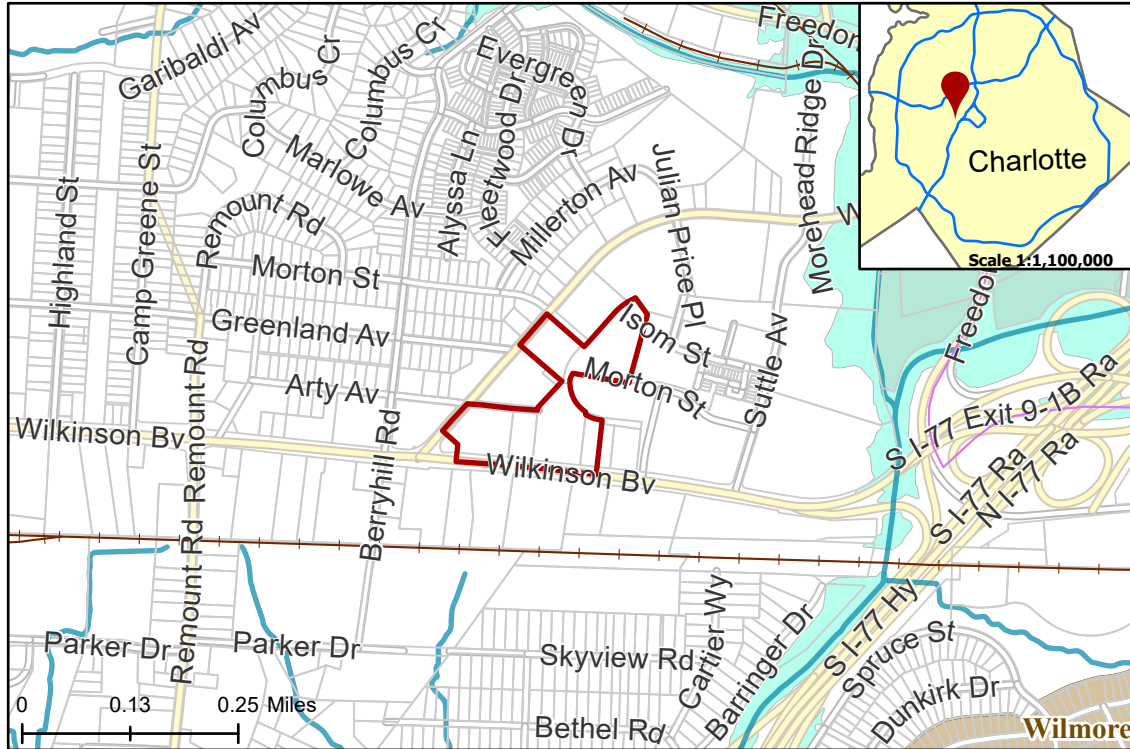
Requested Zoning TOD-CC (Transit Oriented Development-Community Center)

Approximately 8.5 acres

Rezoning Map



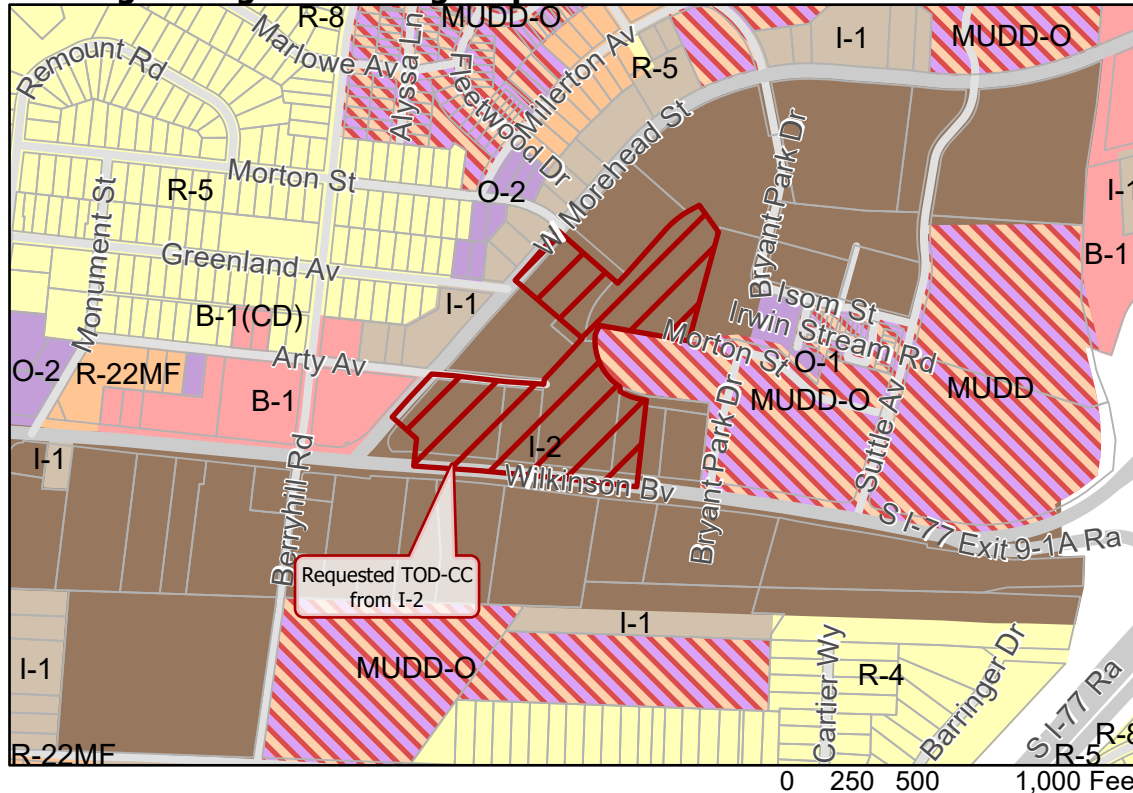
Location of Requested Rezoning



- 2019-120
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West Morehead
- Historic Districts
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



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



Map Created 8/15/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-121

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 1/30/2019 |
| Received By: | RH |

Complete All Fields (Use additional pages if needed)

Property Owner: Rickenbacker Enterprises

Owner's Address: 6720 Bevington Brook Ln. City, State, Zip: Charlotte N.C. 28277

Date Property Acquired: 5-24-19

Property Address: 3110 West Blvd. Charlotte N.C. 28208

Tax Parcel Number(s): 11504507

Current Land Use: _____ Size (Acres): 1.15

Existing Zoning: B-1(CD) Proposed Zoning: B-1

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez + Dave Pettine

Date of meeting: 7-23-19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Jamario Rickenbacker
Name of Rezoning Agent

6720 Bevington Brook Ln.
Agent's Address

Charlotte, N.C. 28277
City, State, Zip

980-257-7050
Telephone Number

Rickenbacker85@gmail.com
E-Mail Address

[Signature]
Signature of Property Owner

Jamario Rickenbacker
(Name Typed / Printed)

Jamario Rickenbacker
Name of Petitioner(s)

6720 Bevington Brook Ln.
Address of Petitioner(s)

Charlotte N.C. 28277
City, State, Zip

980-257-7050
Telephone Number

Rickenbacker85@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Jamario Rickenbacker
(Name Typed / Printed)

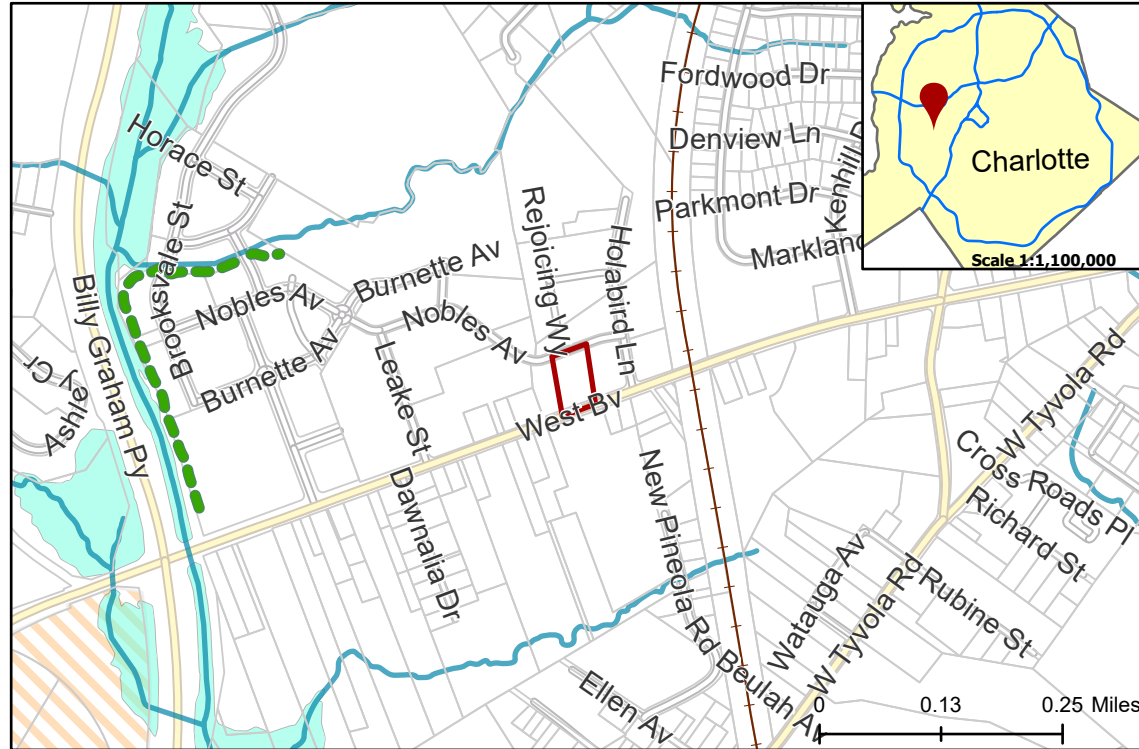
2019-121: Jamario Rickenbacker

Current Zoning B-1(CD) (Neighborhood Business, Conditional)

Requested Zoning B-1 (Neighborhood Business)

Approximately 1.15 acres

Location of Requested Rezoning



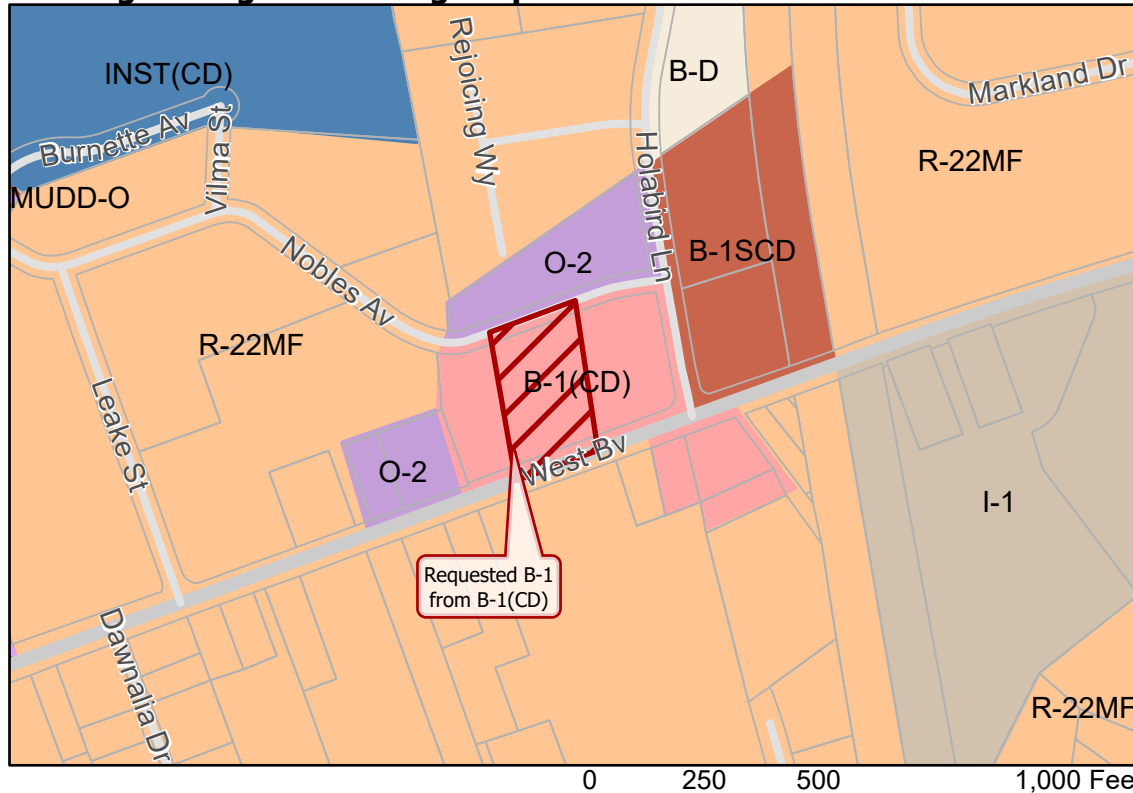
Rezoning Map



- 2019-121
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested B-1 from B-1(CD)

Zoning Classification

- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Mixed Use



Map Created 8/15/2019