

# Rezoning Petition Packet

**Petitions:**  
**2019-138 through 2019-153**

Petitions that were submitted in October 2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-138

Petition #: \_\_\_\_\_  
Date Filed: 9/5/2019  
Received By: GL

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

Property Owner: Horace L Willoughby & Faye P Willoughby

Owner's Address: 1206 Charles Avenue City, State, Zip: Charlotte, NC 28205

Date Property Acquired: December 4, 1987

Property Address: 3024 Whiting Avenue, Charlotte, 28205

Tax Parcel Number(s): 08316403

Current Land Use: Single Family Residential Size (Acres): 0.55

Existing Zoning: R-5 Proposed Zoning: R-8(CD)

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

Required Rezoning Pre-Application Meeting\* with: Isaiah Washington, Charlotte Lamb, Michael Russell

Date of meeting: 7/16/2019 10AM

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: For the establishment of four (4) single family detached residential homes.

Paul Pennell – Urban Design Partners  
Name of Rezoning Agent

1318 Central Ave. Suite E6  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303  
Telephone Number Fax Number

paul@urbandesignpartners.com  
E-Mail Address

Horace L. Willoughby - Faye P. Willoughby  
Signature of Property Owner

Horace L. Willoughby & Faye P. Willoughby  
(Name Typed / Printed)

Bill Katsaros – Roma Homes  
Name of Petitioner(s)

3415 Holt Street  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

614-282-1131  
Telephone Number Fax Number

bill@roma-homes.com  
E-Mail Address

Bill Katsaros  
Signature of Petitioner

Bill Katsaros  
(Name Typed / Printed)



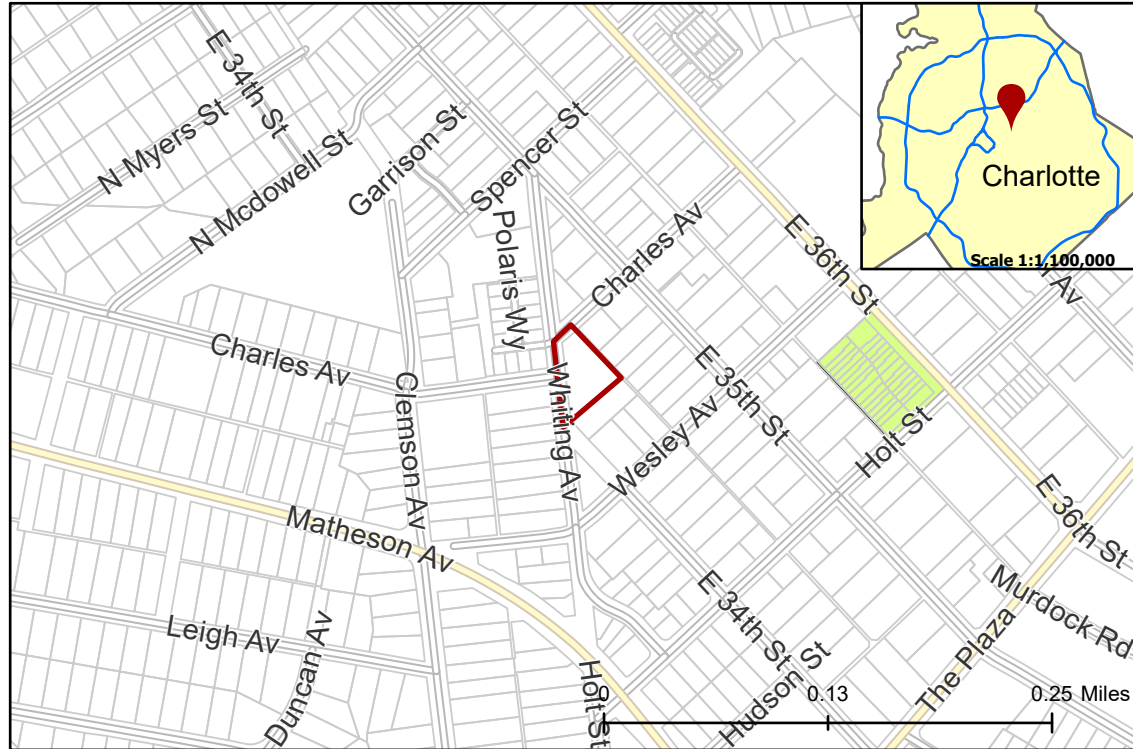
## 2019-138: Roma Homes

**Current Zoning** R-5 (Single Family Residential)

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

Approximately 0.55 acres

### Location of Requested Rezoning



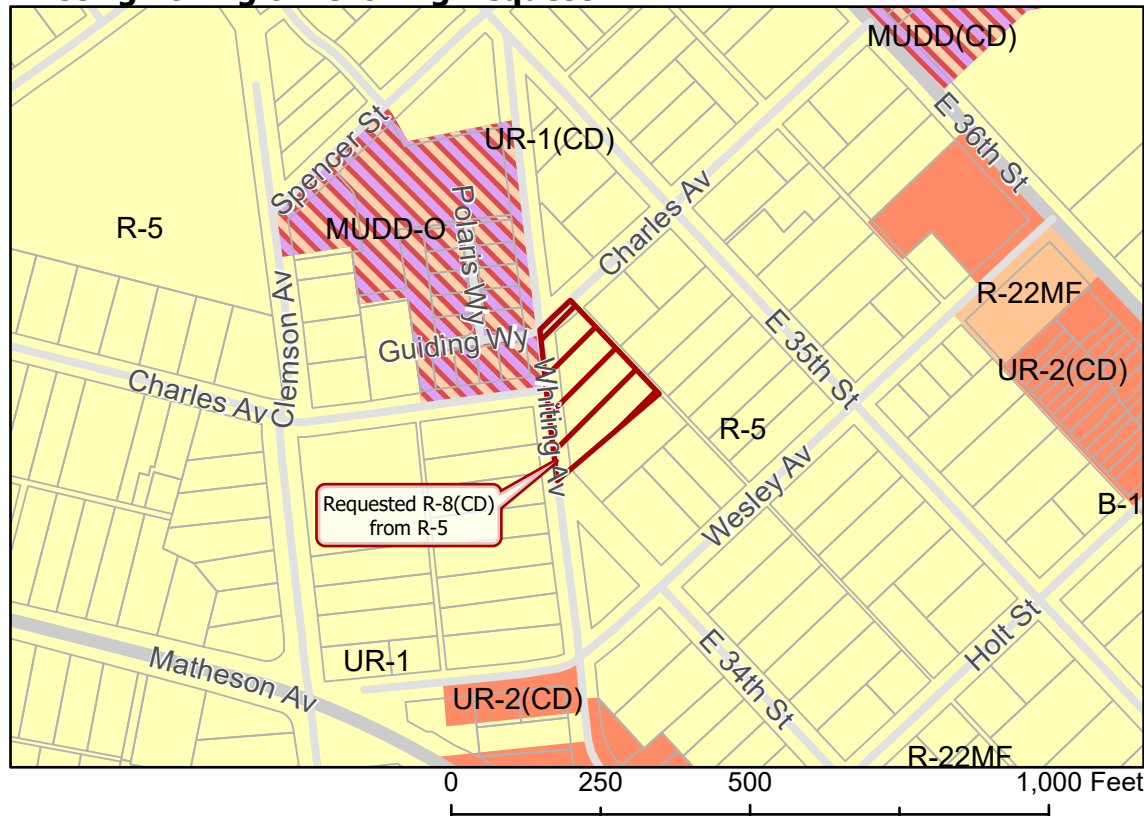
## Rezoning Map



- 2019-138
- Inside City Limits
- Parcel
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested R-8(CD) from R-5
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use



Map Created 10/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-139  
Petition #: \_\_\_\_\_

Date Filed: 9/5/2019

Received By: Bx

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

Property Owner: JDSI, LLC

Owner's Address: 3515 Dovewood Dr City, State, Zip: Charlotte NC 28226

Date Property Acquired: 10/26/16 & 08/02/19

Property Address: 8136 E. WT Harris & XXX Wallace Av

Tax Parcel Number(s): 10324103 & 10331225

Current Land Use: Vacant Land Size (Acres): 5.3225

Existing Zoning: R-12MF(CD) & R-3 Proposed Zoning: R-8

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

Required Rezoning Pre-Application Meeting\* with: East District Customer Service Group

Date of meeting: 9/5/19

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

**For Conditional Rezoning Only:**

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

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

Judson Stringfellow  
Name of Rezoning Agent

Same  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number Fax Number

\_\_\_\_\_  
E-Mail Address

Judson Stringfellow  
Signature of Property Owner

Judson Stringfellow  
(Name Typed / Printed)

JDSI, LLC  
Name of Petitioner(s)

3515 Dovewood Dr  
Address of Petitioner(s)

Charlotte NC 28226  
City, State, Zip

704-361-7777  
Telephone Number Fax Number

judsonstringfellow@gmail.com  
E-Mail Address

Judson Stringfellow  
Signature of Petitioner

Judson Stringfellow  
(Name Typed / Printed)

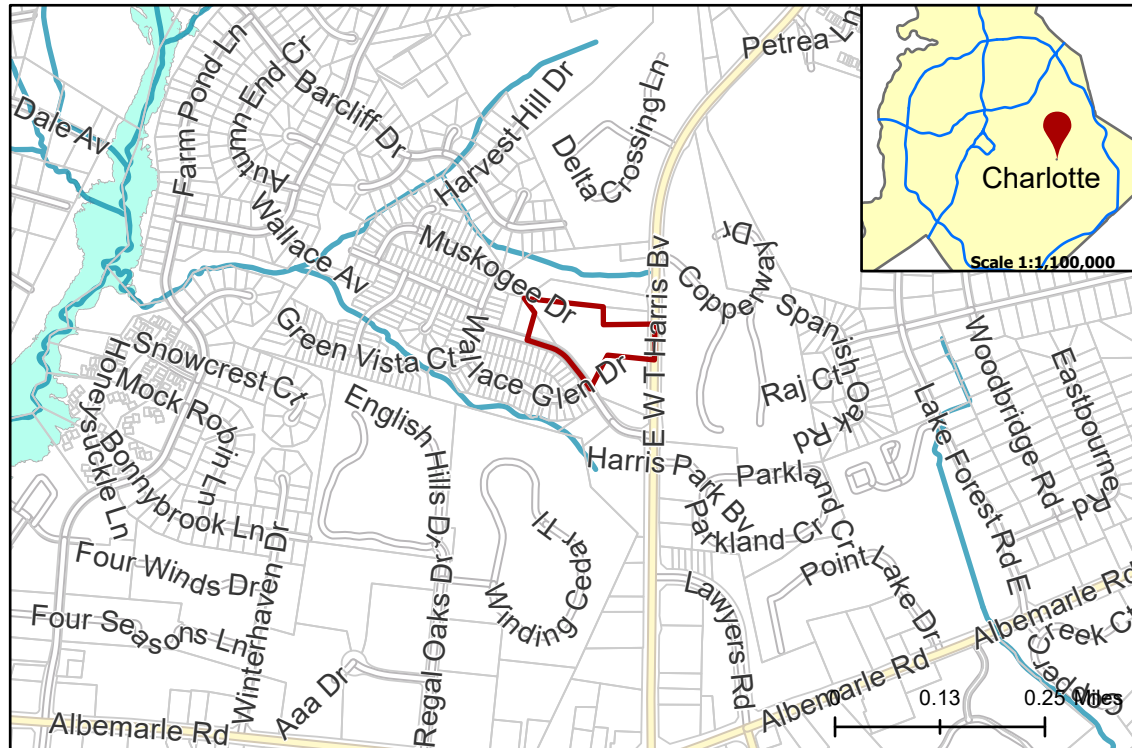
## 2019-139: JDSI, LLC

## Rezoning Map

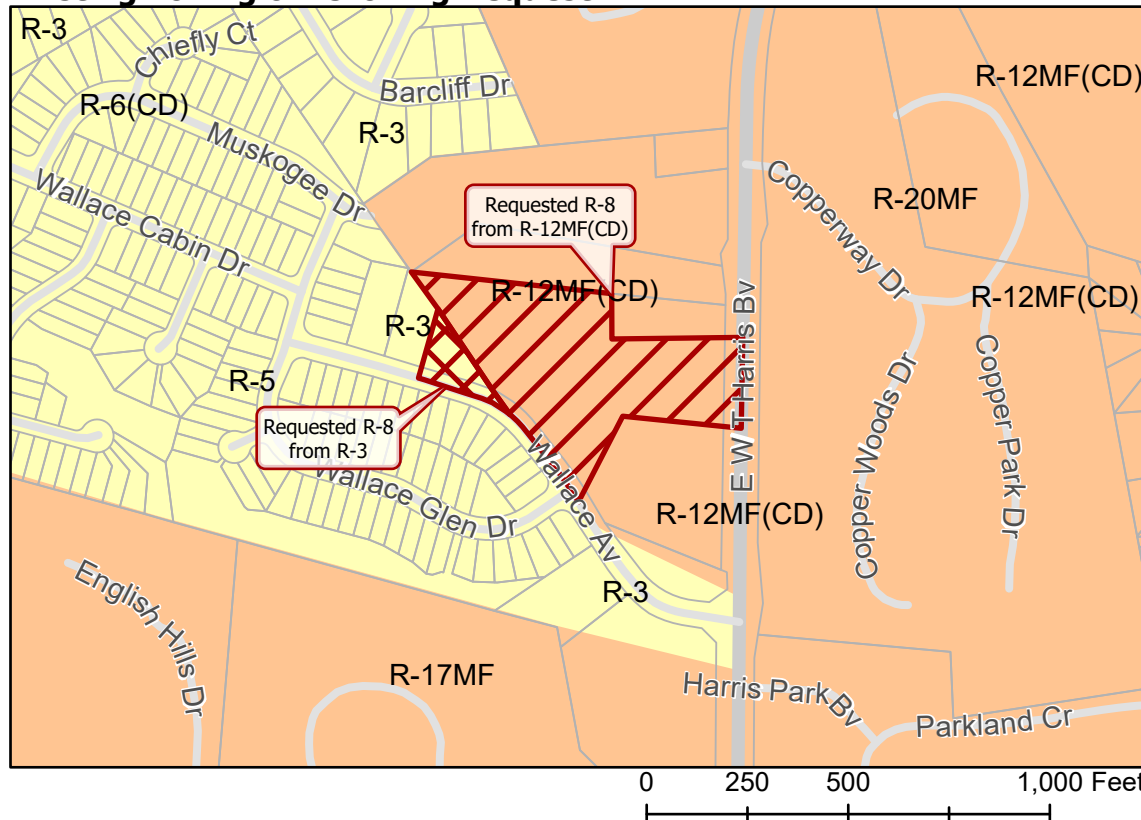
**Current Zoning** R-3 (Single Family Residential), R-12MF(CD) (Multi-Family Residential, Conditional)  
**Requested Zoning** R-8(CD) (Single Family Residential, Conditional)

Approximately 5.3225 acres

### Location of Requested Rezoning



### Existing Zoning & Rezoning Request



- Requested R-8 from R-12MF(CD)
- Requested R-8 from R-3

### Zoning Classification

- Single Family
- Multi-Family



Map Created 10/16/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-140  
Petition #: \_\_\_\_\_  
Date Filed: 9/6/2019  
Received By: Bj

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

Property Owner: Gloria J. Martin

Owner's Address: P.O. Box 136 City, State, Zip: Pineville, NC 28134

Date Property Acquired: 7/10/1977

Property Address: 11740 Providence Road West

Tax Parcel Number(s): 223-133-05

Current Land Use: Single-family residential Size (Acres): +/- 2.22

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

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

Required Rezoning Pre-Application Meeting\* with: JOHN KINLEY  
Date of meeting: 7/23/2019

(\*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 accommodate a townhome community

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@klgates.com / Brittany.Lins@klgates.com

E-Mail Address

Gloria J. Martin

Signature of Property Owner

GLORIA J. MARTIN

(Name Typed / Printed)

C Investments 5, LLC

Name of Petitioner(s)

7512 Polyantha Rose Circle

Address of Petitioner(s)

Matthews, NC 28104

City, State, Zip

704-201-8412

Telephone Number

Fax Number

rick.mccorkle@gmail.com

E-Mail Address

Rick J. McCorkle

Signature of Petitioner

Rick J. McCorkle

(Name Typed / Printed)



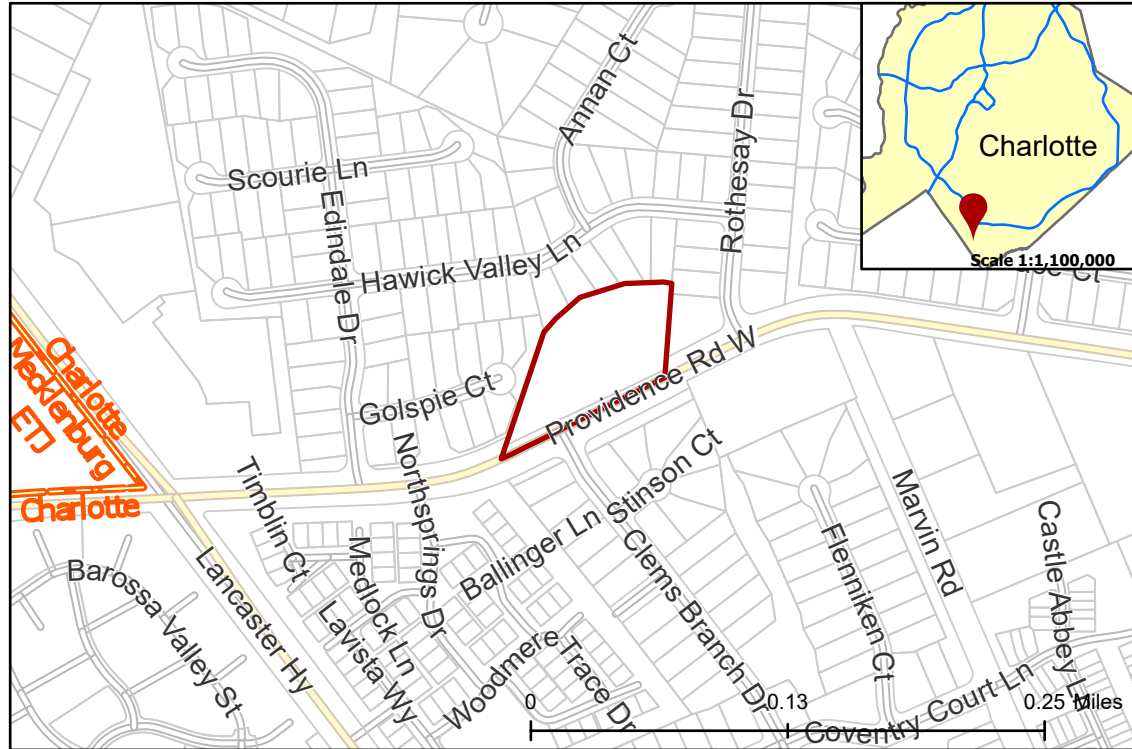
## 2019-140: C Investments 5, LLC

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

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

Approximately 2.22 acres

### Location of Requested Rezoning



## Rezoning Map

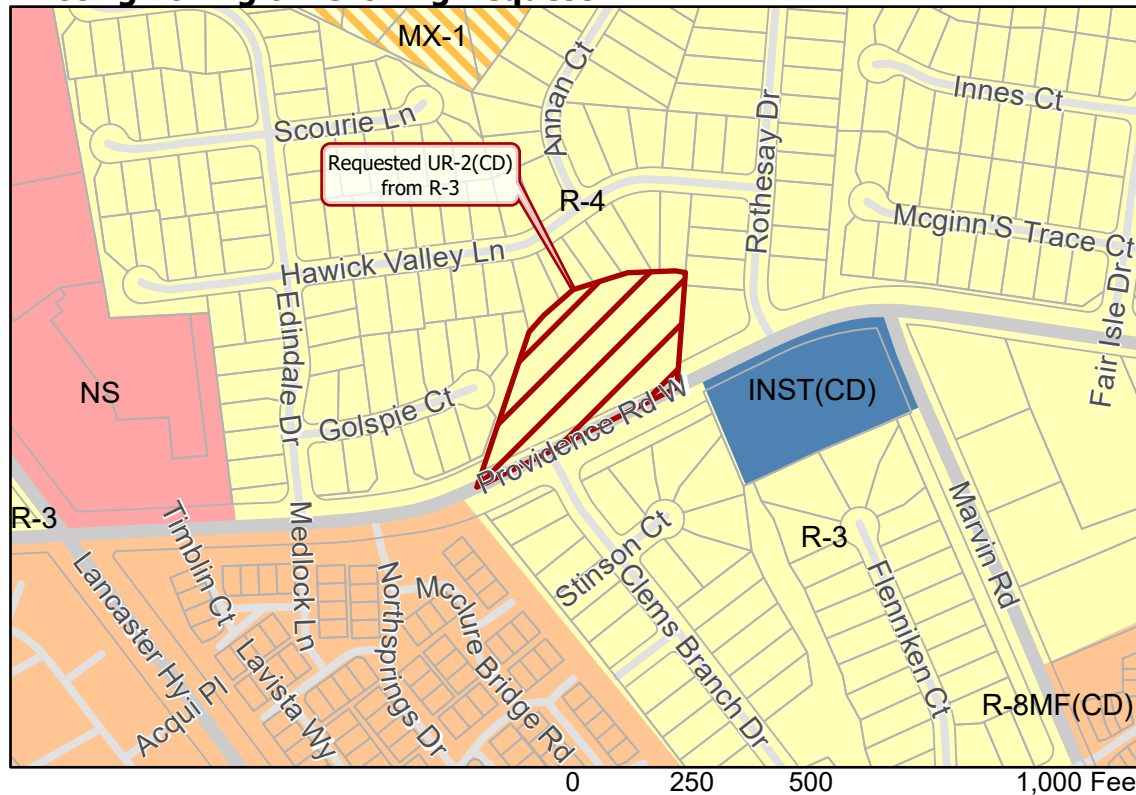


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-140
- Inside City Limits
- Parcel
- City Council District
- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



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

### Zoning Classification

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



Map Created 10/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 2019-141  
Date Filed: 9/10/2019  
Received By: BK

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

Property Owner: Whitestone Holdings Inc.  
Owner's Address: 1604 Stevens Ridge Rd. City, State, Zip: Matthews, NC 28105  
Date Property Acquired: 3/04/2019  
Property Address: 1239 Sharon Amity Lane, Charlotte, NC  
Tax Parcel Number(s): 15720312  
Current Land Use: Residential - Single Family Dwelling Size (Acres): 0.437  
Existing Zoning: R-3 Proposed Zoning: UR-2(CD)  
Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: X N/A: \_\_\_\_\_  
Required Rezoning Pre-Application Meeting\* with: Sonda Kennedy  
Date of meeting: 4/23/2019

(\*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): Yes, 5  
Purpose/description of Conditional Zoning Plan: UR-2 (CD) WITH 5 YR VESTING RIGHTS

David Wales  
Name of Rezoning Agent

400 Roselawn Place  
Agent's Address

Charlotte, NC 28211  
City, State, Zip

704-689-9202  
Telephone Number Fax Number

dwales@saltlightbuilders.com  
E-Mail Address

Mark Bolous  
Signature of Property Owner

Mark Bolous  
(Name Typed / Printed)

Mark Bolous  
Name of Petitioner(s)

1604 Stevens Ridge Rd.  
Address of Petitioner(s)

Matthews, NC 28105  
City, State, Zip

732-766-5158  
Telephone Number Fax Number

markbolous@gmail.com  
E-Mail Address

Mark Bolous  
Signature of Petitioner

Mark Bolous  
(Name Typed / Printed)

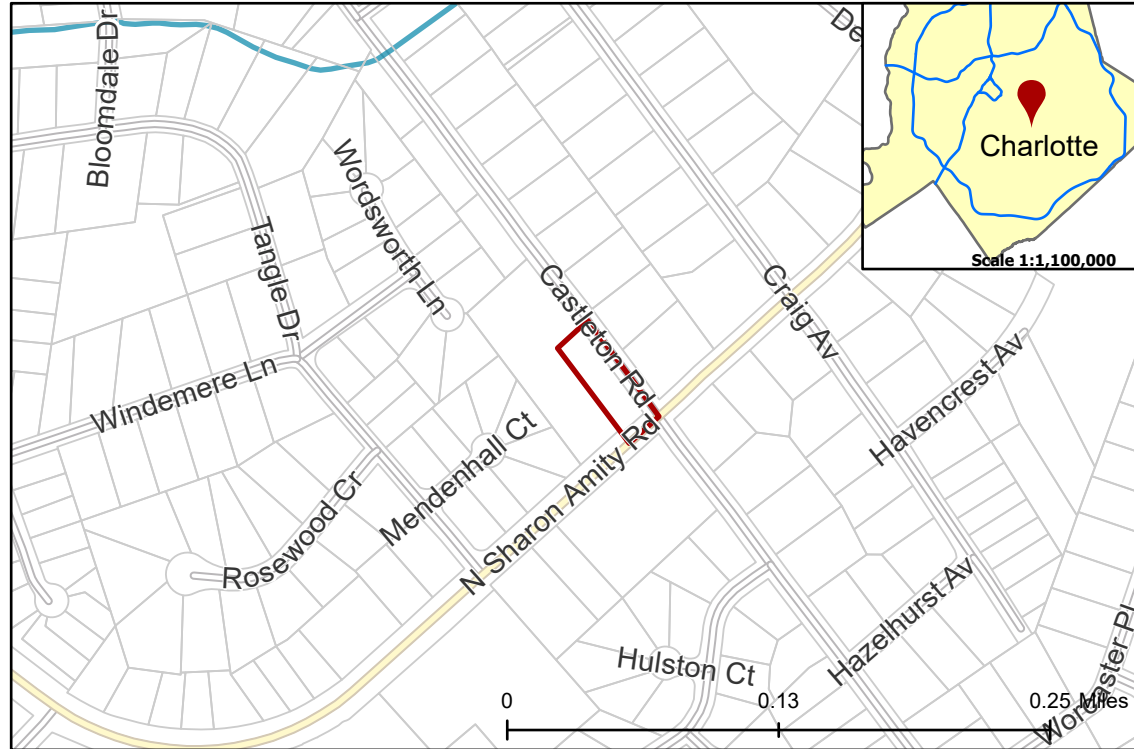
## 2019-141: Mark Bolous

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

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

Approximately 0.437 acres

### Location of Requested Rezoning



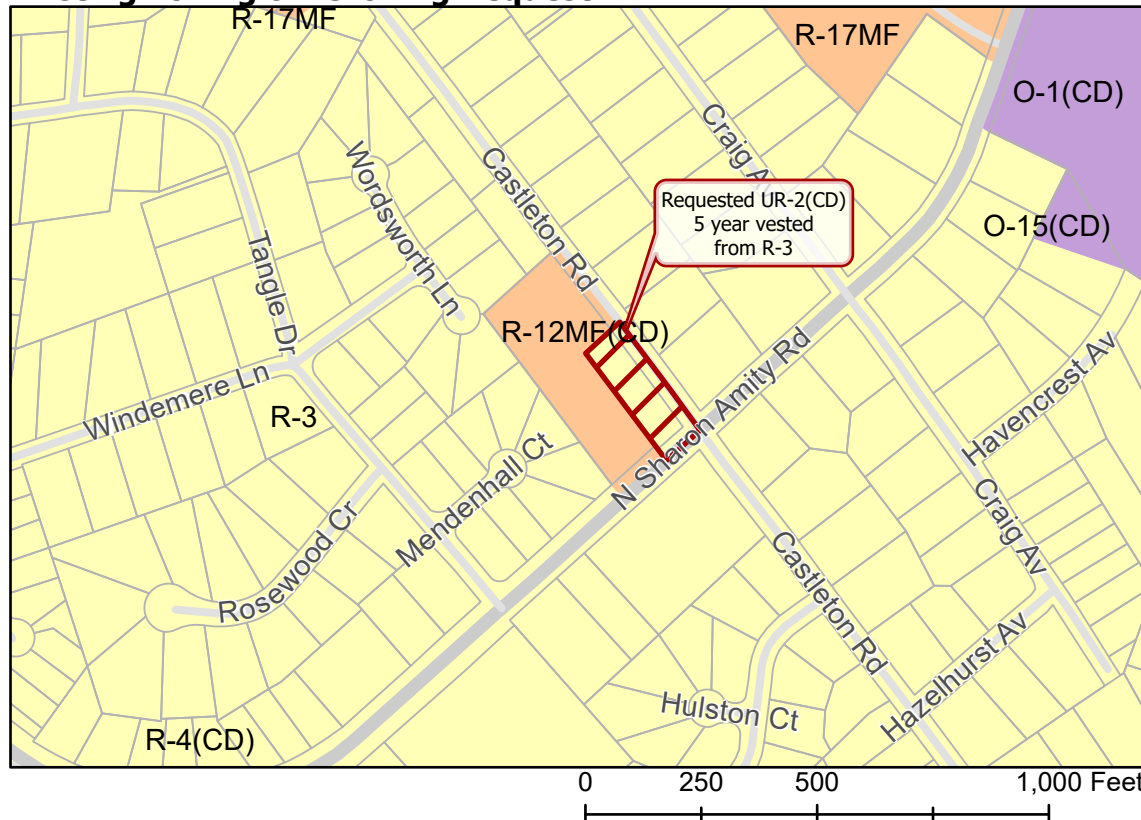
## Rezoning Map



- 2019-141
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested UR-2(CD)  
5 year vested  
from R-3

### Zoning Classification

- Single Family
- Multi-Family
- Office



Map Created 10/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-142  
Petition #: \_\_\_\_\_  
Date Filed: 9/17/2019  
Received By: BH

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

Property Owner: 3131 Tuckaseegee LLC  
Owner's Address: 125 W Tremont Avenue, Suite 818 City, State, Zip: Charlotte NC 28203  
Date Property Acquired: October 31, 2018  
Property Address: 3131 Tuckaseegee Road, Charlotte NC 28208  
Tax Parcel Number(s): 065-<sup>045-</sup>~~046~~-01  
Current Land Use: Vacant Size (Acres): 0.268  
Existing Zoning: B-1 Proposed Zoning: NS  
Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X  
Required Rezoning Pre-Application Meeting\* with: Alberto Gonzales, Lisa Arnold, David Pettine  
Date of meeting: August 13, 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: Relief of parking requirements under B-1

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

KennedyChoward@msn.com  
E-Mail Address

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

Kennedy C Howard  
(Name Typed / Printed)

Kennedy Howard

\_\_\_\_\_  
Name of Petitioner(s)

125 WEST TREMONT AVE, STE 818  
Address of Petitioner(s)

CHARLOTTE NC 28203  
City, State, Zip

704-236-8029

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

kennedychoward@msn.com

\_\_\_\_\_  
E-Mail Address

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

Kennedy Howard

(Name Typed / Printed)



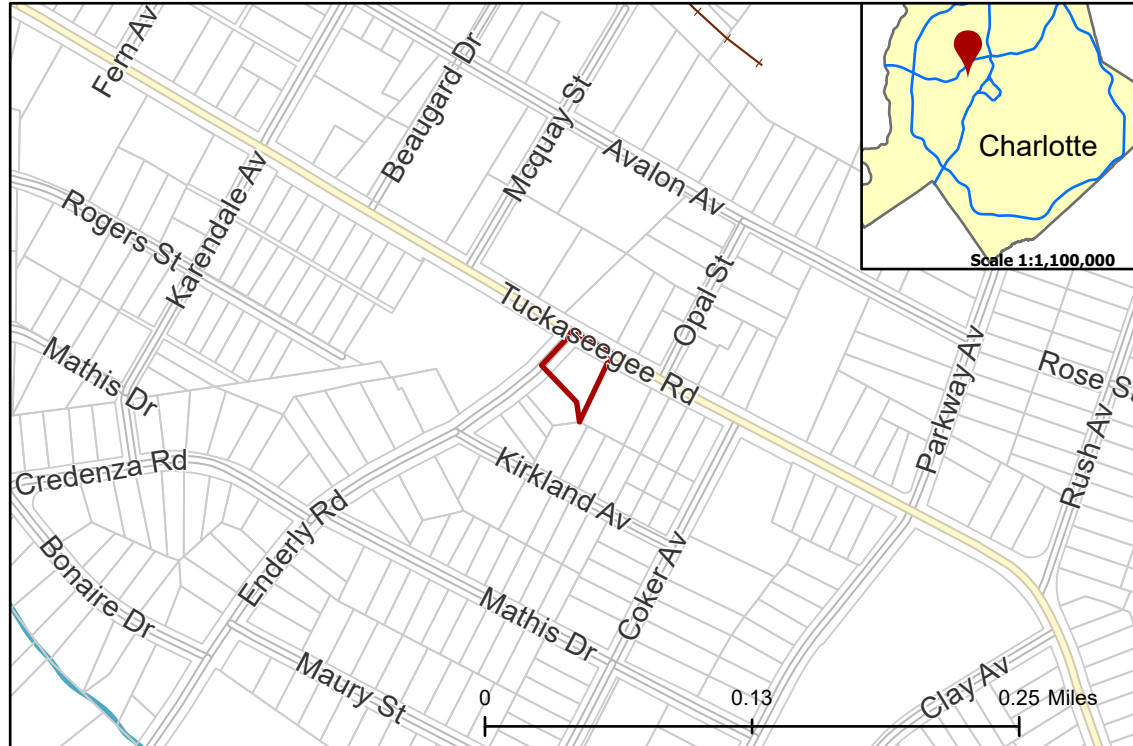
## 2019-142: Kennedy Howard

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

**Requested Zoning** NS (Neighborhood Services)

Approximately 0.268 acres

### Location of Requested Rezoning



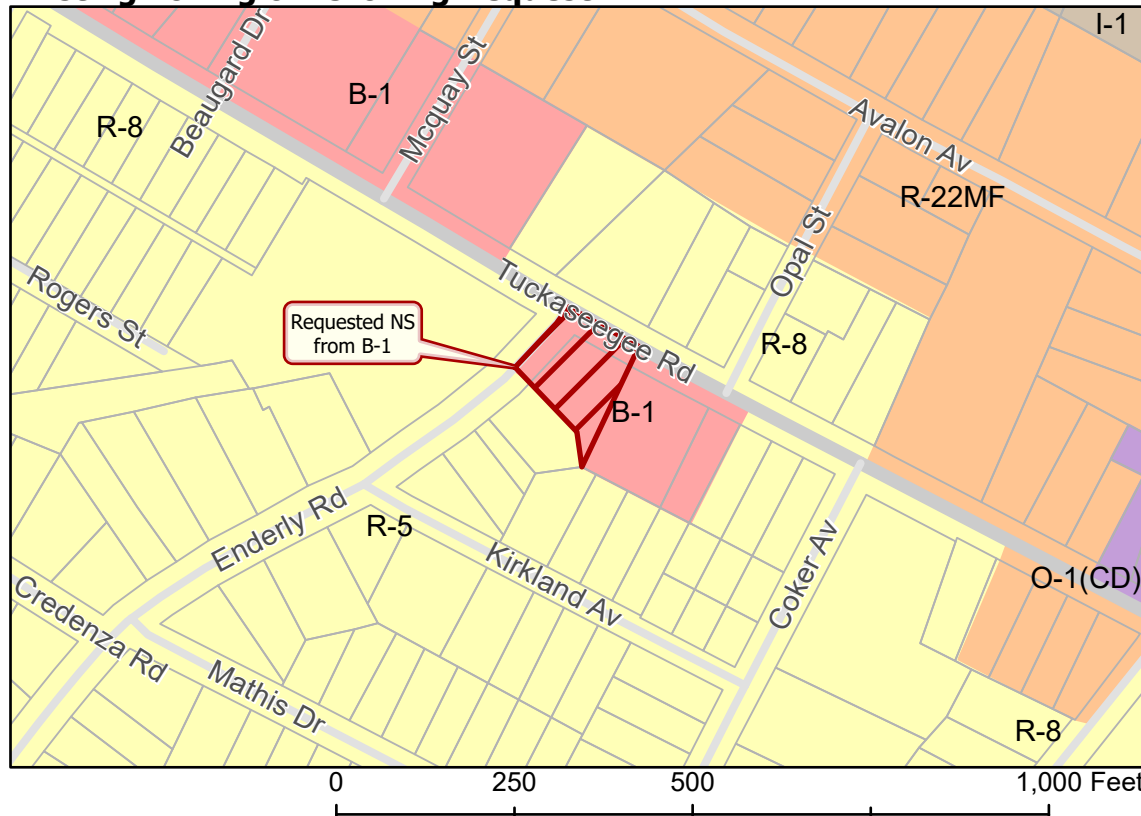
## Rezoning Map



- 2019-142
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested NS from B-1

### Zoning Classification

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



Map Created 10/31/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

|              |                  |
|--------------|------------------|
| Petition #:  | <u>2019-143</u>  |
| Date Filed:  | <u>9/18/2019</u> |
| Received By: | <u>By</u>        |

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

Property Owner: THE OPTIMUS BUILDING, LLC

Owner's Address: 1910 ABBOTT ST. SUITE 202 City, State, Zip: CHARLOTTE, NC, 28203

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

Property Address: 1024 N. TRYON ST. CHARLOTTE NC, 28206

Tax Parcel Number(s): 08102410, 08102406

Current Land Use: VACANT COMMERCIAL Size (Acres): +/- 0.33

Existing Zoning: I-2 Proposed Zoning: MUDD

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

Required Rezoning Pre-Application Meeting\* with: WILL LINVILLE

Date of meeting: 09/12/2019

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

Purpose/description of Conditional Zoning Plan: SITE TO BE REZONED TO MUDD AND EXISTING BUILDING USED FOR OFFICE AND RESTAURANT

MELLISSA OLIVER - LANDDESIGN  
Name of Rezoning Agent

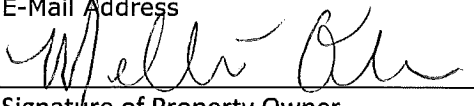
223 N. GRAHAM ST.  
Agent's Address

CHARLOTTE, NC, 28202  
City, State, Zip

704-333-0325  
Telephone Number

\_\_\_\_\_  
Fax Number

m.oliver@landdesign.com  
E-Mail Address

  
Signature of Property Owner

MELLISSA OLIVER  
(Name Typed / Printed)

TARA ELLERBE - ELITE  
Name of Petitioner(s)

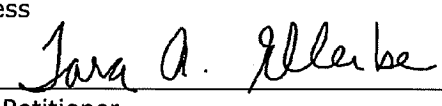
1910 ABBOTT ST. SUITE 202  
Address of Petitioner(s)

CHARLOTTE, NC, 28203  
City, State, Zip

704-200-9925  
Telephone Number

\_\_\_\_\_  
Fax Number

tellerbe@elitehealthinc.com  
E-Mail Address

  
Signature of Petitioner

TARA ELLERBE  
(Name Typed / Printed)

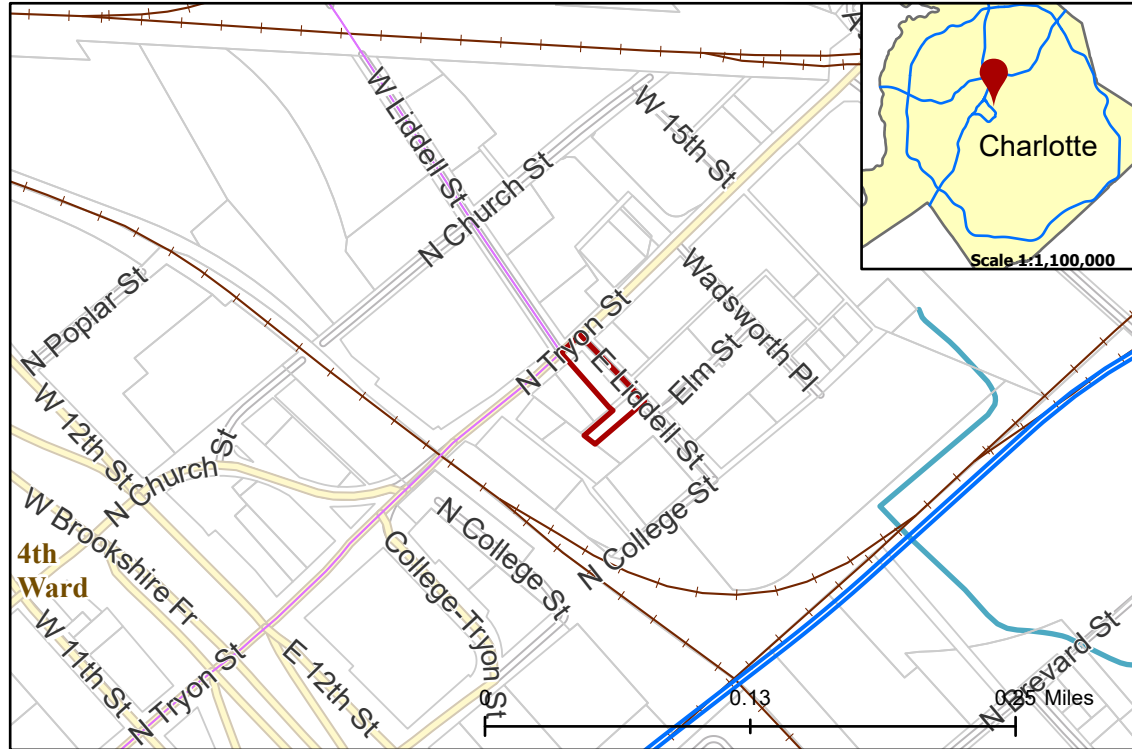
## 2019-143: Tara Ellerbe - Elite

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

**Requested Zoning** MUDD (Mixed Use Development)

Approximately 0.33 acres

### Location of Requested Rezoning



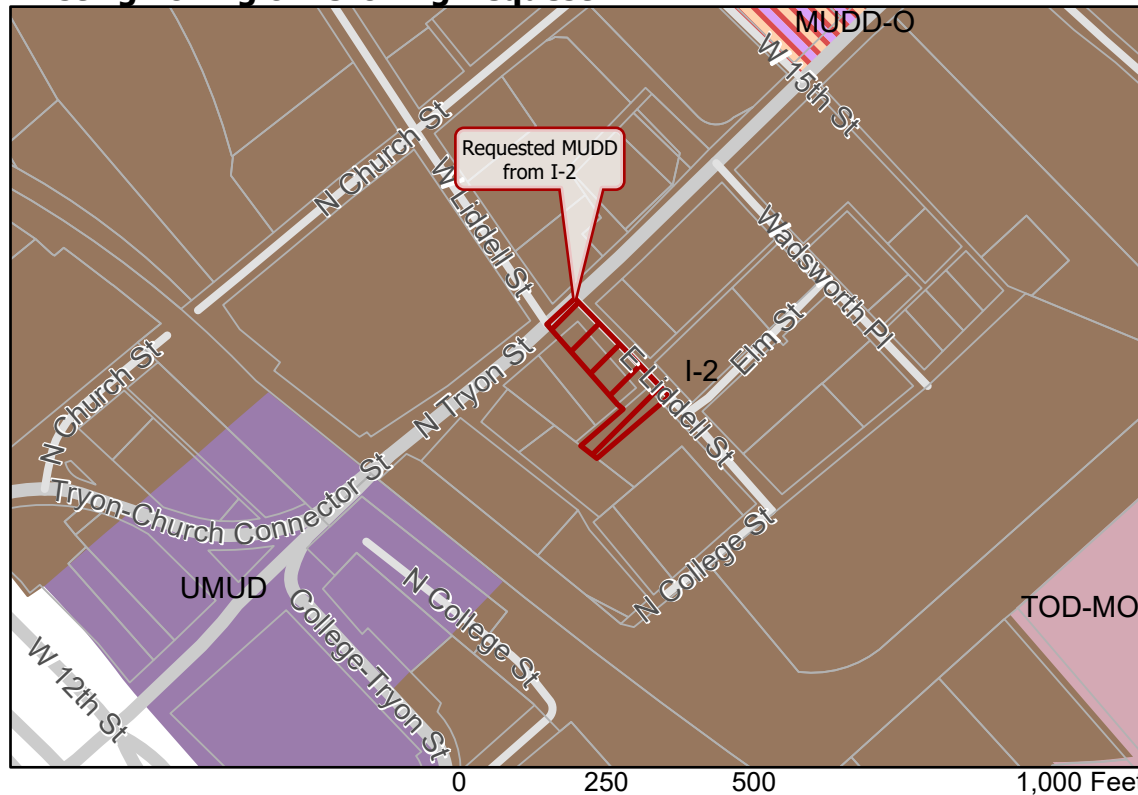
## Rezoning Map



- 2019-143
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD from I-2

### Zoning Classification

- Uptown Mixed Use
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-144  
Petition #: \_\_\_\_\_  
Date Filed: 9/20/2019  
Received By: B+

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): ± 23.99  
Existing Zoning: R-3 & R-12(CD) Proposed Zoning: R-12MF(CD)  
Overlay: N/A Tree Survey Provided: Yes:    N/A:     
Required Rezoning Pre-Application Meeting\* with: Michael Russell, Charlotte Lamb, Kent Main, Isaiah Washington, Grant Meacci, Josh Weaver  
Date of meeting: 7/17/19

(\*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 development of the site with multi-family residential community, designed for college students.

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 ATTACHMENTS A-C

Signature of Property Owner

York Acquisitions, LLC

dba Aspen Heights Partners (Attn: Dan Koebel)

Name of Petitioner

8008 Corporate Center Drive, Ste 201

Address of Petitioner

Charlotte, NC 28226

City, State, Zip

704.255.4283

Telephone Number Fax Number

dkoebel@ahpliving.com

E-mail Address

SEE ATTACHMENT D

Signature of Petitioner

**SCHEDULE 1**

| <b>Parcel</b>         | <b>Property Address</b>                      | <b>Owner</b>                    | <b>Owner's Address</b>                              | <b>Date Acquired</b> |
|-----------------------|--|---------------------------------|---|----------------------|
| 029-031-12            | 9920 Mallard Glen Dr,<br>Charlotte, NC 28262 | Kevin Evans<br>Ann Evans        | 1150 Liberty Rd,<br>Gold Hill, NC 28071             | 05/15/2015           |
| 029-031-22            | 139 Northbend Drive,<br>Charlotte, NC 28213  | ML North Carolina Apartments LP | 2 N. Riverside Plaza,<br>Ste 400, Chicago, IL 60606 | 10/19/1998           |
| 029-031-25            | 1601 Sir Anthony Dr,<br>Charlotte, NC 28262  |                                 |   | 10/19/1998           |
| Portion of 029-031-24 | N/A  | Sybil Del Bueno                 | PO BOX 970<br>Pinehurst, NC 28370                   | 06/15/2010           |



**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Aspen Heights Partners**

**OWNER JOINDER AGREEMENT 029**

**Kevin Evans**

**Ann Evans**

The undersigned, as the owner of the parcel of land located at 9920 Mallard Glen Dr, Charlotte, NC that is designated as Tax Parcel No. 029-031-12 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcel from R-3 zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 4<sup>th</sup> day of September, 2019.

Kevin Evans  
**Kevin Evans**

Ann Evans  
**Ann Evans**

**ATTACHMENT B**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
Aspen Heights Partners**

**OWNER JOINDER AGREEMENT  
ML North Carolina Apartments LP**

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

1. 139 Northbend Dr, Charlotte, NC that is designated as Tax Parcel No. 029-031-22
2. 1601 Sir Anthony Dr, Charlotte, NC that is designated as Tax Parcel No. 029-031-25

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-12(CD) zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 3<sup>rd</sup> day of September, 2019.

**ML North Carolina Apartments LP, a  
Georgia limited partnership**

By: ERP-Southeast Properties,  
L.L.C., a Georgia limited liability  
company, its general partner

By: ERP Operating Limited  
Partnership, an Illinois limited  
partnership, its member

By: Equity Residential, a Maryland  
real estate investment trust, its general  
partner

By:  
Its:

*[Signature]*  
*PSVA - Investments*

**ATTACHMENT C**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
Aspen Heights Partners**

**OWNER JOINDER AGREEMENT  
Sybil Del Bueno**

The undersigned, as the owner of the parcel of land located at N/A, Charlotte, NC that is designated as Tax Parcel No. 029-031-24 on the Mecklenburg County Tax Map and which a portion of is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the portion of the parcel from R-3 zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
Sybil Del Bueno



**ATTACHMENT D**

**REZONING PETITION NO. 2019-  
Aspen Heights Partners**

**Petitioner:**

**York Acquisitions, LLC  
dba Aspen Heights Partners**

**By:**

**Name:** DAVID J. HERRICK

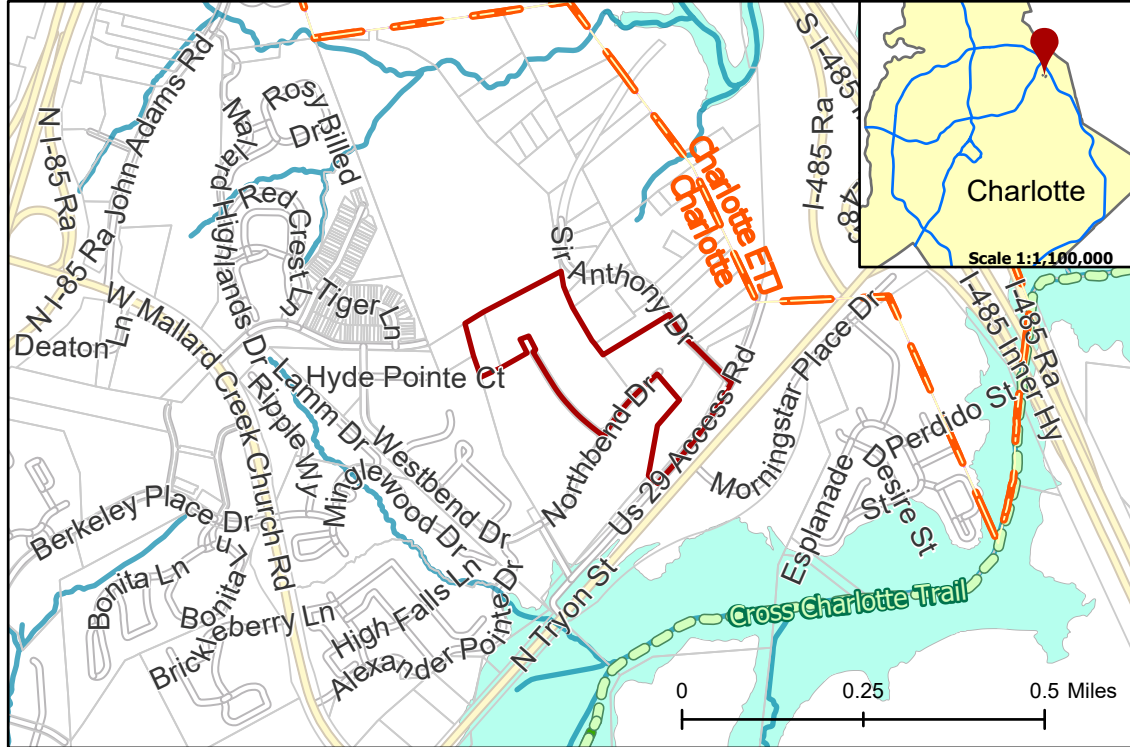
**Title:** Authorized Agent

## 2019-144: York Acquisitions, LLC

**Current Zoning** R-3 (Single Family Residential), R-12(CD) (Single Family Residential, Conditional)  
**Requested Zoning** R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 23.99 acres

### Location of Requested Rezoning



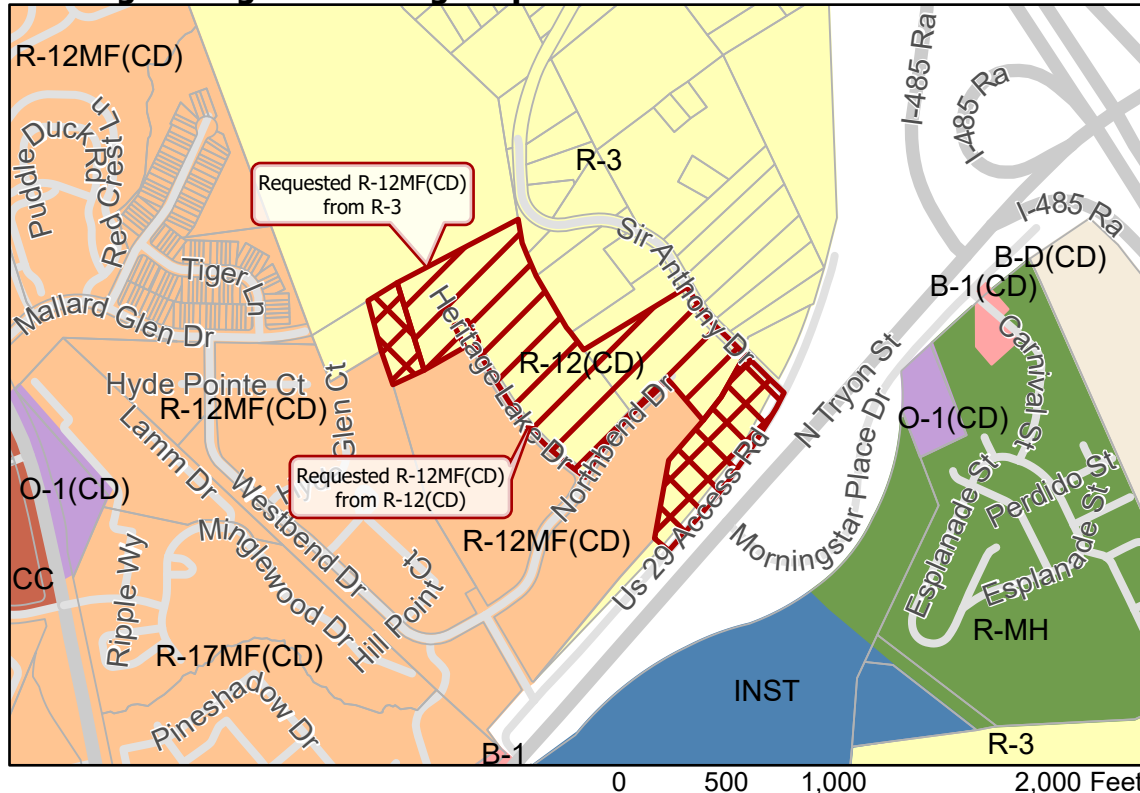
## Rezoning Map



- 2019-144
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- General Industrial



Map Created 10/14/2019

2019-145

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

Date Filed: 9/23/2019

Received By: R

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

Property Owner: MOD CLT LLC

Owner's Address: 1000 NC Music Factory Blvd Ste C6 City, State, Zip: Charlotte NC, 28206

Date Property Acquired: 10/22/2018

Property Address: 2808 Shenandoah Ave, Charlotte NC, 28205

Tax Parcel Number(s): 12907619

Current Land Use: Residential/Office Size (Acres): 0.470 AC

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

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

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

Date of meeting: 8/14/2019

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

## For Conditional Rezonings Only:

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

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


Fredrick J. Laury III  
Name of Rezoning Agent

1000 NC Music Factory Blvd Suite C6  
Agent's Address

Charlotte, NC 28206  
City, State, Zip

704-785-6788  
Telephone Number Fax Number

info@modclt.com  
E-Mail Address

  
Signature of Property Owner

Frederick J. Laury III  
(Name Typed / Printed)

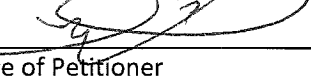
MOD CLT LLC  
Name of Petitioner(s)

1000 NC Music Factory Blvd Suite C6  
Address of Petitioner(s)

Charlotte, NC 28206  
City, State, Zip

704-785-6788  
Telephone Number Fax Number

info@modclt.com  
E-Mail Address

  
Signature of Petitioner

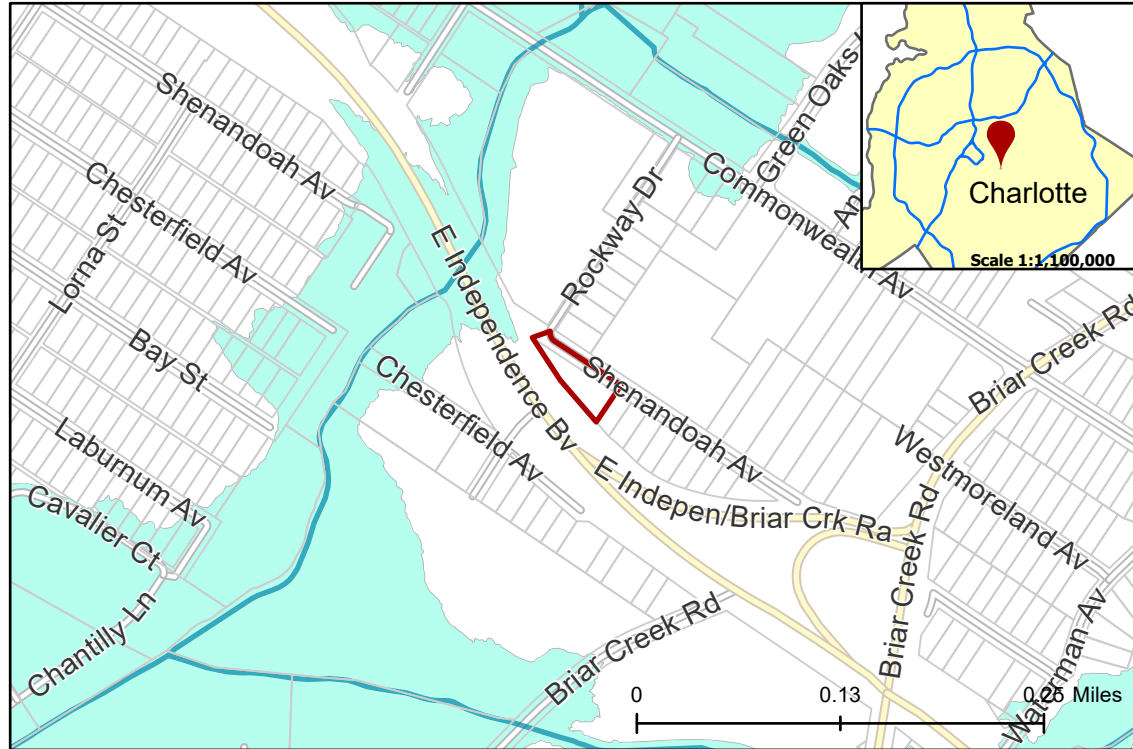
Frederick J. Laury III  
(Name Typed / Printed)

## 2019-145: MOD CLT, LLC

**Current Zoning** R-4 (Single Family Residential), O-2 (Office)  
**Requested Zoning** UR-2 (Urban Residential)

Approximately 0.470 acres

### Location of Requested Rezoning



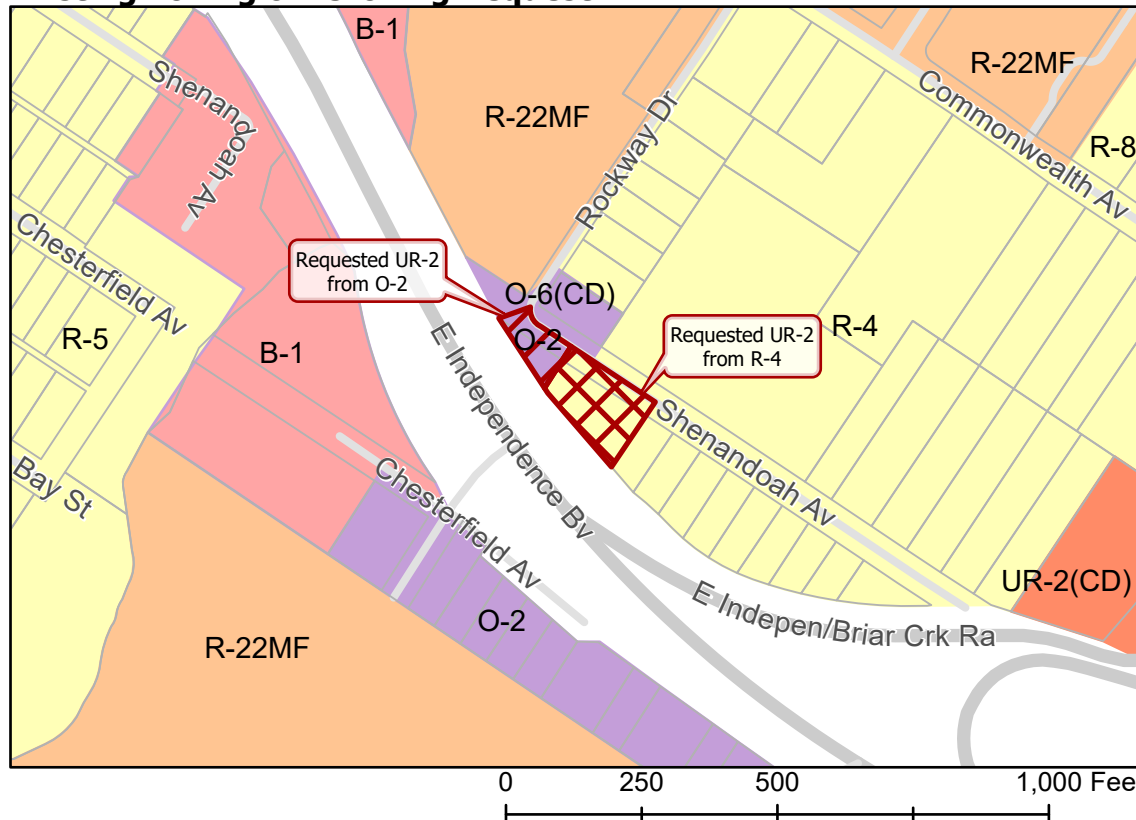
## Rezoning Map



- 2019-145
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2 from O-2
- Requested UR-2 from R-4

### Zoning Classification

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



Map Created 10/14/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-146

|              |           |
|--------------|-----------|
| Petition #:  | _____     |
| Date Filed:  | 9/24/2019 |
| Received By: | BK        |

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

Property Owner: United of Carolinas, Inc

Owner's Address: 1008 North Tryon Street City, State, Zip: Charlotte, NC 28206

Date Property Acquired: January 2019

Property Address: 1521 No Davidson Street Charlotte, NC

Tax Parcel Number(s): 08107308

Current Land Use: Single Family Size (Acres): .17 acres

Existing Zoning: R-8 Proposed Zoning: UR-1(CD) and UR-C (CD)

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

Required Rezoning Pre-Application Meeting\* with: William Linville, Charlotte Lamb, David Pettine, Isaiah Washington

Date of meeting: August 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): 5 Years

Purpose/description of Conditional Zoning Plan: UR-C (CD) for the site that shall contain the former commercial structure and conditionally rezoning the back portion UR-1 to allow the desired duplex within the remaining lot square footage.

United of Carolinas, Inc (ANGIE LAUER)

Name of Rezoning Agent

1008 North Tryon Street

Agent's Address

Charlotte, NC 28206


City, State, Zip

704-999-1869 704-503-9595

Telephone Number Fax Number

ali@unitedcarolinas.com Lauer.alb@icloud.com

E-Mail Address



Signature of Property Owner

Ali Bahmanyar

(Name Typed / Printed)

ALB Architecture, PA

Name of Petitioner(s)

1200 E Morehead Street Suite 240

Address of Petitioner(s)

Charlotte, NC 28204

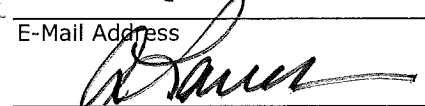
City, State, Zip

704-503-9595

Telephone Number Fax Number

lauer.alb@icloud.com

E-Mail Address



Signature of Petitioner

Angie F Lauer

(Name Typed / Printed)

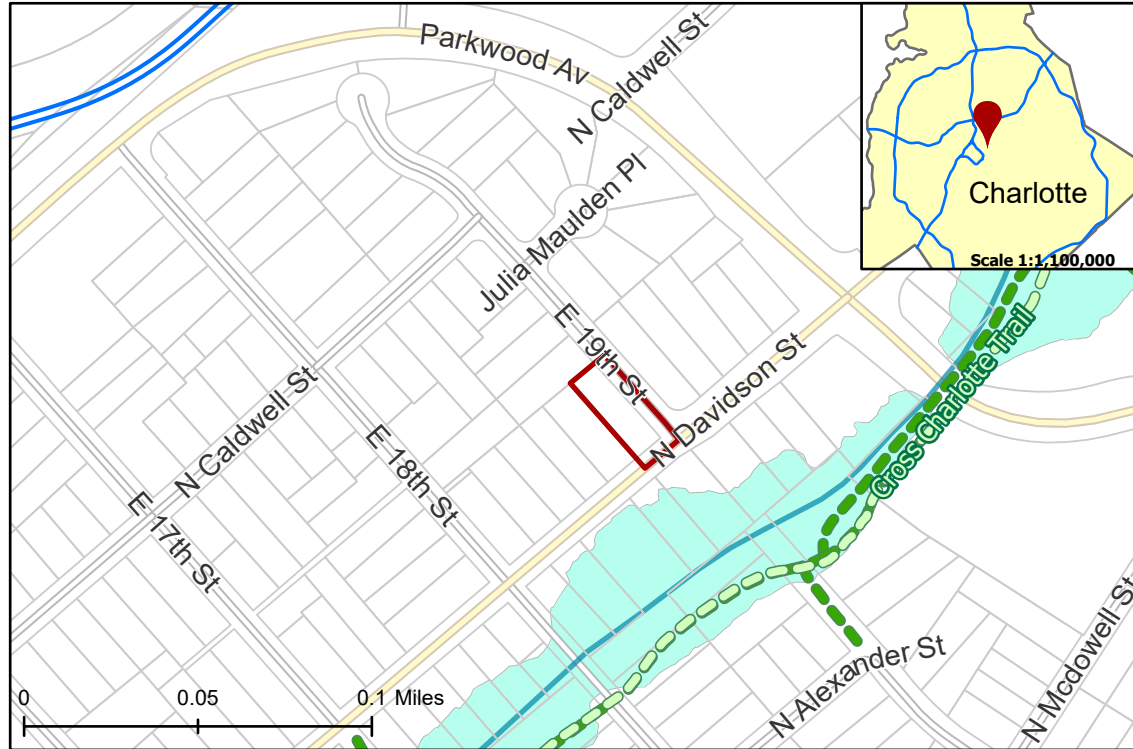
## 2019-146: ALB Architecture, PA

**Current Zoning** R-8 (Single Family Residential)

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

Approximately 0.17 acres

### Location of Requested Rezoning



## Rezoning Map



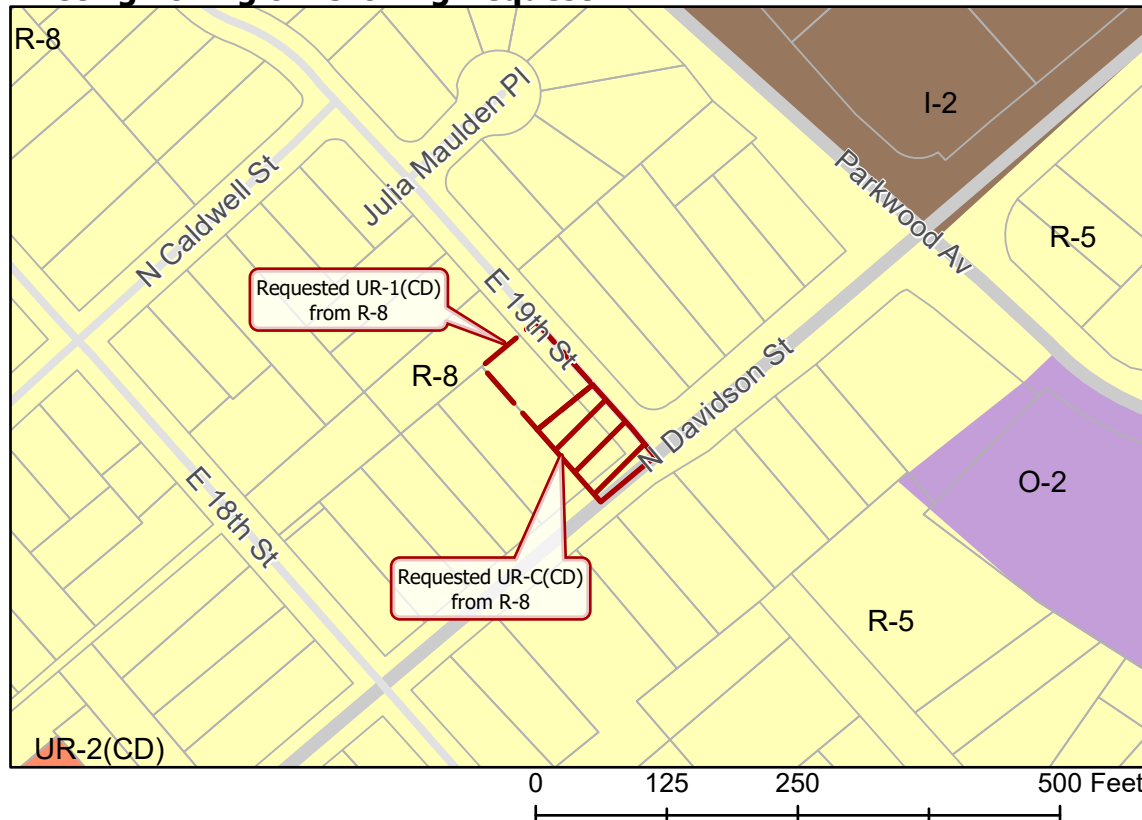
- 2019-146
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-C(CD) from R-8
- Requested UR-1(CD) from R-8

### Zoning Classification

- Single Family
- Urban Residential
- Office
- General Industrial



Map Created 10/15/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 2019-147  
Date Filed: 9/24/2019  
Received By: BH

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

Property Owner: Guy Properties LLC  
Owner's Address: 4401 East Indep. Blvd. City, State, Zip: Charlotte, N.C. 28205  
Date Property Acquired: \_\_\_\_\_  
Property Address: 351 E 36<sup>th</sup> Street  
Tax Parcel Number(s): 091-101-01, 091-101-02, 091-101-03  
Current Land Use: \_\_\_\_\_ Size (Acres): 4416  
Existing Zoning: MUOD O Proposed Zoning: TOD-NC  
Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_  
Required Rezoning Pre-Application Meeting\* with: Will Linville  
Date of meeting: Sept. 19, 2019

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

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: Rezoned property to a transit supported  
zoning district.

James R. Guy Jr.  
Name of Rezoning Agent  
4401 East Independence Blvd  
Agent's Address  
Charlotte, NC 28202  
City, State, Zip  
704-537-1861 704-563-3311  
Telephone Number Fax Number  
faithshoe@hotmail.com  
E-Mail Address  
James R. Guy Jr.  
Signature of Property Owner  
JAMES R. GUY JR.  
(Name Typed / Printed)

Guy Properties  
Name of Petitioner(s)  
4401 East Indep. Blvd.  
Address of Petitioner(s)  
Charlotte, N.C. 28205  
City, State, Zip  
(704) 537-1861 (704) 563-3311  
Telephone Number Fax Number  
faithshoe@hotmail.com  
E-Mail Address  
James R. Guy Jr.  
Signature of Petitioner  
JAMES R. GUY JR.  
(Name Typed / Printed)





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-148

|              |                  |
|--------------|------------------|
| Petition #:  | _____            |
| Date Filed:  | <u>10/1/2019</u> |
| Received By: | <u>R</u>         |

Property Owners: Branful LLC

Owner's Addresses: 104 Mull Street, Morganton, NC 28655

Date Properties  
Acquired: 08/02/2019

Property Addresses: 1045 W Sugar Creek Road, Charlotte, NC 28213  
1037 W Sugar Creek Road, Charlotte, NC 28213

Tax Parcel Numbers: 087-071-40  
087-071-25

Current Land Use: restaurant/vacant (Acres): ± 1.554

Existing Zoning: B-1(CD) & NS Proposed Zoning: NS & NS SPA

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Charlotte Lamb, Grant Meacci, Isaiah Washington, and Kent Main

Date of meeting: 9/11/19

(\*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 redevelopment of the site with expanded EDEF  
uses.

Bridget Grant, Dujuana Keys, & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

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

704-331-2371 (DK) 704-339-5888 (DK)

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

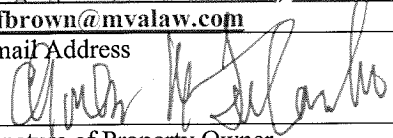
Telephone Number

Fax Number

bridgetgrant@mvalaw.com; dujuanakeys@mvalaw.com;

jeffbrown@mvalaw.com

E-mail Address

  
Signature of Property Owner

Branful LLC (Attn: Adam McCurry)

Name of Petitioner

104 Mull Street

Address of Petitioner

Morganton, NC 28655

City, State, Zip

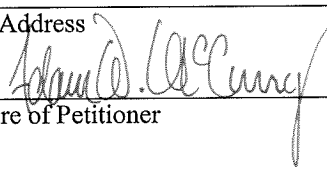
828-432-8307

Telephone Number

Fax Number

amccurry@fulenwider.net

E-mail Address

  
Signature of Petitioner

## 2019-148: Branful LLC

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

**Requested Zoning** NS (Neighborhood Services),  
NS SPA (Neighborhood Services, Site Plan Amendment)

Approximately 1.554 acres

### Location of Requested Rezoning



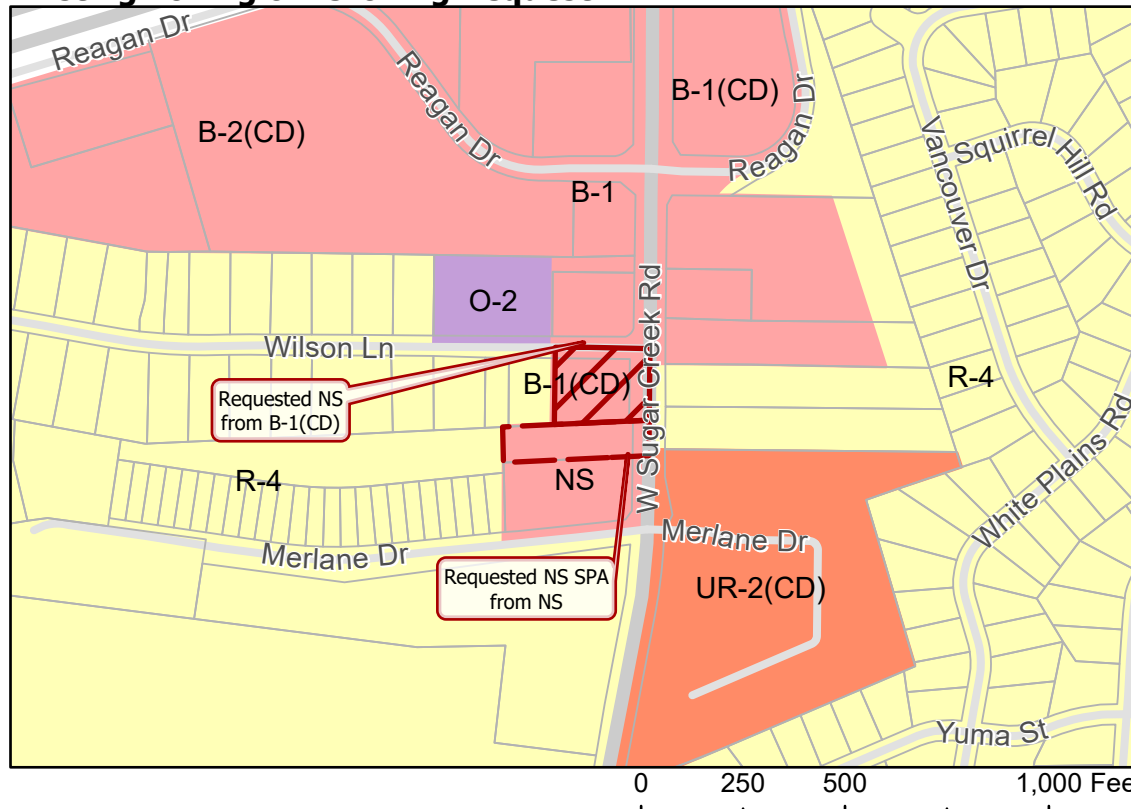
## Rezoning Map



- 2019-148
- Inside City Limits
- Parcel
- Streams
- City Council District  
 1-Larken Egleston



### Existing Zoning & Rezoning Request



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

### Zoning Classification

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



Map Created 10/15/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

|              |                  |
|--------------|------------------|
| Petition #:  | <u>2019-149</u>  |
| Date Filed:  | <u>10/3/2019</u> |
| Received By: | <u>R</u>         |

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

Property Owner: Ideal Investments & Property Management LLC; Southeast Lighting Inc; North Mecklenburg Animal Rescue Inc.

Owner's Address: 1331 Emerald Shores Road; 10604 Round Rock Road; 2023 Oakdale Road  
City, State, Zip: Mt. Gilead, NC 27306; Charlotte, NC 28277; Old Fort, NC 28762

Date Property Acquired: 5/01/2009, 5/04/2009, 2/02/2000, 3/15/2017

Property Address: 501, 505, 509, 529, and 533 E. 21<sup>st</sup> Street; 520 E. 22<sup>nd</sup> Street

Tax Parcel Number(s): 08304408, 08304409, 08304410, 08304417, 08304415, and 08304416

Current Land Use: Residential/Industrial/Commercial Size (Acres): +/- 2.8 acres

Existing Zoning: TOD-MO Proposed Zoning: TOD-UC

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

Required Rezoning Pre-Application Meeting\* with: Will Linville, Charlotte Lamb  
Date of meeting: 10/3/19

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & Brittany Lins  
Name of Rezoning Agent

1420 E. 7<sup>th</sup> Street, Suite 100  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704-200-2637  
Telephone Number Fax Number  
Collin.Brown@alexanderricks.com /  
Brittany.Lins@alexanderricks.com  
E-Mail Address

See Attached  
Signature of Property Owner

    
(Name Typed / Printed)

Wood Partners  
Name of Petitioner(s)

521 East Morehead Street, Suite 350  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-332-8995  
Telephone Number Fax Number  
tom.burkert@woodpartners.com  
E-Mail Address

Tom Burkert  
Signature of Petitioner

Tom Burkert  
(Name Typed / Printed)

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

WOOD PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of those parcels of land located at 501, 505, and 509 E. 21<sup>st</sup> Street in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Numbers 083-044-08, 083-044-09, and 083-044-10 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application, hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 3 day of October, 2019.

A handwritten signature in cursive script, reading "Kate Sharp Lee", is written over a horizontal line.

Ideal Investments & Property Management LLC

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

WOOD PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 520 E. 22<sup>nd</sup> Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Number 083-044-17 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application, hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 2nd day of October, 2019.

|                          |   |
|--------------------------|---|
| <i>Robert M. Straple</i> | dotloop verified<br>10/02/19 9:37 AM EDT<br>NRZK-059N-KQUE-R43N |
|--------------------------|---|

Southeast Lighting Inc.

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

WOOD PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of those parcels of land located at 529 and 533 E. 21<sup>st</sup> Street in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Numbers 083-044-15 and 083-044-16 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application, hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 2 day of October, 2019.

DocuSigned by:

*Beth Phillips*

E4230F70EAA741B...

North Mecklenburg Animal Rescue Inc.

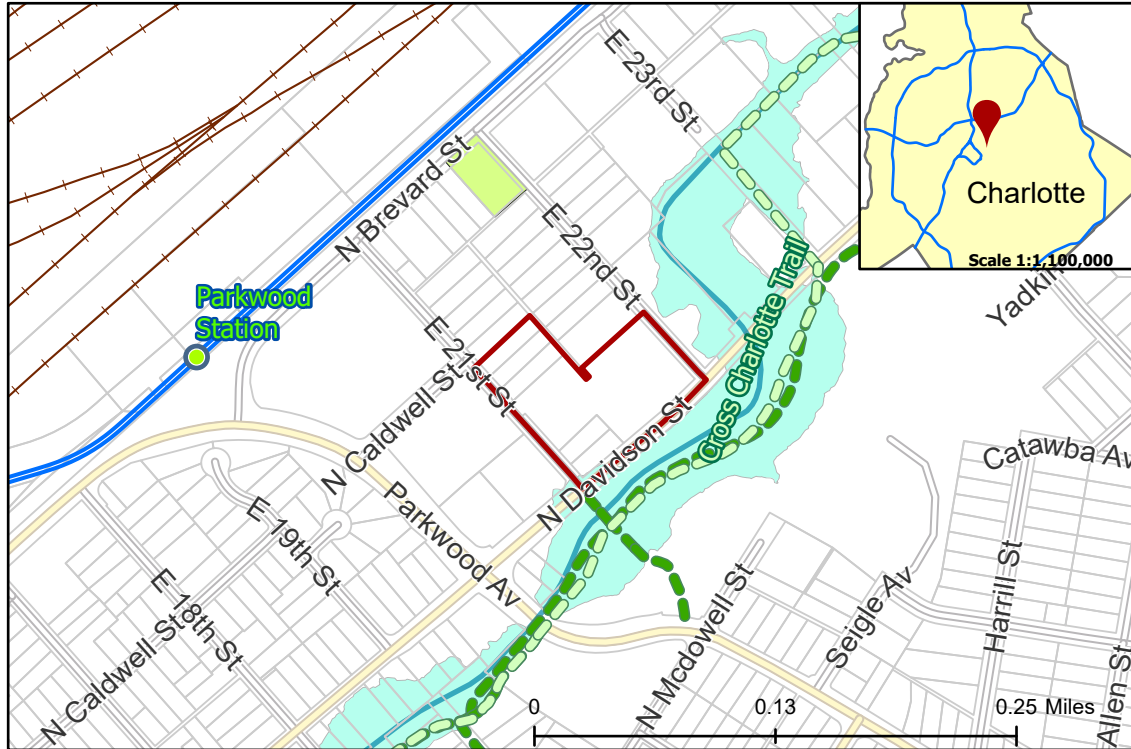
## 2019-149: Wood Partners

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

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

Approximately 2.8 acres

### Location of Requested Rezoning



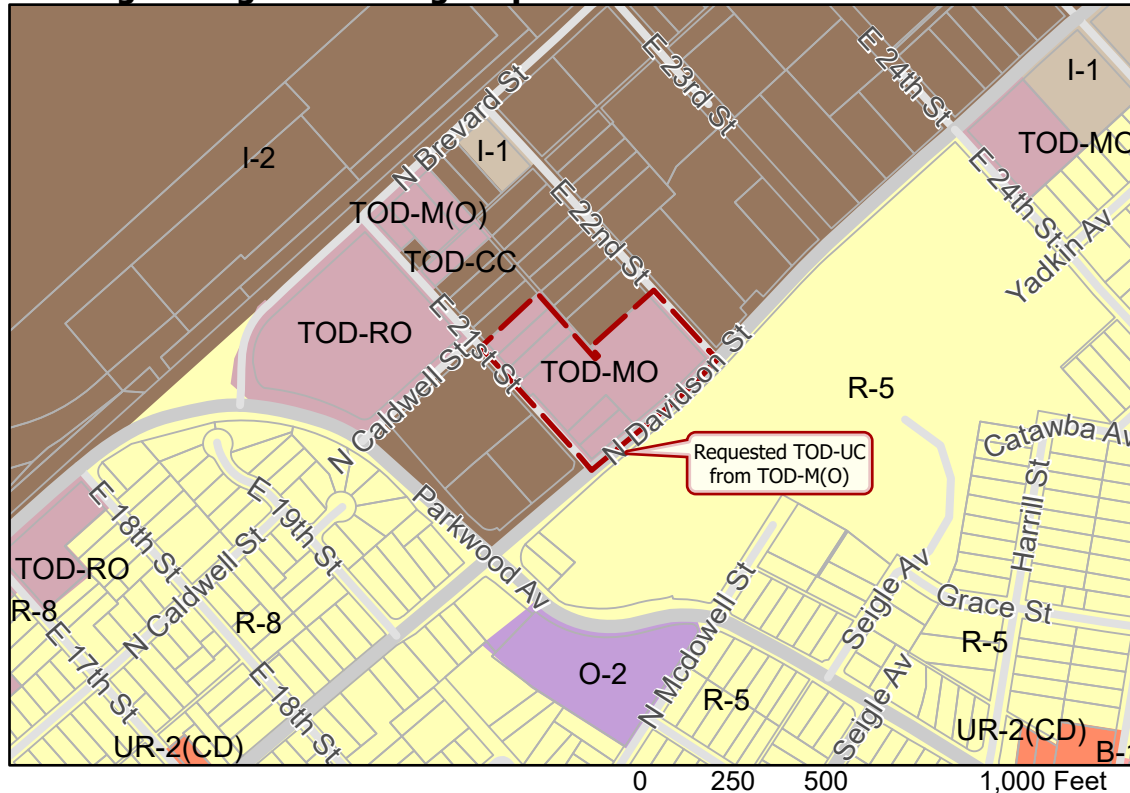
## Rezoning Map



- 2019-149
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District**
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-M(O)

### Zoning Classification

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



Map Created 10/15/2019

2019-150

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

|              |                  |
|--------------|------------------|
| Petition #:  | _____            |
| Date Filed:  | <u>10/4/2019</u> |
| Received By: | <u>§</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): ± 32.0

Existing Zoning: R-3 Proposed Zoning: I-1(CD)

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

Required Rezoning Pre-Application Meeting\* with: Lisa Arnold and David Pettine

Date of meeting: 8/27/2019

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with industrial uses.

Bridget Grant & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202

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

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

SEE ATTACHMENTS A-F  
Signature of Property Owner

Oakmont Industrial Group, operating as Oakmont Pacolet  
Acquisitions, LLC (Attn: Vincent Aglialoro)  
Name of Petitioner

3520 Piedmont Road, Ste 100  
Address of Petitioner

Atlanta, GA 30305  
City, State, Zip

404.869.9995  
Telephone Number      Fax Number

vaglialoro@oakmontre.com  
E-mail Address

SEE ATTACHMENT G  
Signature of Petitioner



**SCHEDULE 1**

| Parcel     | Property Address                              | Owner   | Owner's Address                               | Date Acquired |
|------------|---|---|---|---------------|
| 053-122-11 | 12132 Moores Chapel Road, Charlotte, NC 28214 | Exodus Financial LLC<br>Erlo Properties LLC                               | 20265 Harroway Drive, Charlotte, NC 28214     | 03/28/2019    |
| 053-122-12 | 12120 Moores Chapel Road, Charlotte, NC 28214 | Anthony Huffman   | 12120 Moores Chapel Road, Charlotte, NC 28214 | 03/10/2015    |
| 053-122-19 | 12108 Moores Chapel Road, Charlotte, NC 28214 | Myra Suzanne Joye   | 12108 Moores Chapel Road, Charlotte, NC 28214 | 10/13/2015    |
| 053-122-13 | N/A   |   | 12108 Moores Chapel Road, Charlotte, NC 28214 | 10/13/2015    |
| 053-122-14 | 12004 Moores Chapel Road, Charlotte, NC 28214 | Myra Suzanne Joye<br>John D Joye<br>Judy Lynn Joye                        | 12108 Moores Chapel Road, Charlotte, NC 28214 | 12/15/2017    |
| 053-122-28 | 11900 Moores Chapel Road, Charlotte, NC 28214 |   | 12004 Moores Chapel Road, Charlotte, NC 28214 | 12/15/2017    |
| 053-122-24 | N/A   | Charles Dennis Joye<br>Myra Suzanne Joye<br>Judy Lynn Joye                | 12108 Moores Chapel Road, Charlotte, NC 28214 | 12/15/2017    |
| 053-122-20 | 11942 Moores Chapel Road, Charlotte, NC 28214 | Charles Dennis Joye<br>Myra Suzanne Joye<br>Judy Lynn Joye<br>John D Joye | 12004 Moores Chapel Road, Charlotte, NC 28214 | 12/15/2017    |

**ATTACHMENT A**

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

**Oakmont Industrial Group, operating as  
Oakmont Pacolet Acquisitions, LLC**

**OWNER JOINDER AGREEMENT**

**Exodus Financial LLC**

**Erlo Properties LLC**

The undersigned, as the owner of the parcel of land located at 12132 Moores Chapel Road that is designated as Tax Parcel No. 053-122-11 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-3 zoning district to the I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

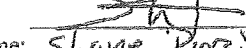
This \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Exodus

By:  
Name:  
Its:



**Erlo Properties LLC**

By:   
Name: Shane Pyzdek  
Its: Member / mjr

**ATTACHMENT B****REZONING PETITION NO. 2019-\_\_\_\_**  
**Oakmont Industrial Group, operating as**  
**Oakmont Pacolet Acquisitions, LLC**  
**OWNER JOINDER AGREEMENT**  
**Anthony Huffman**

The undersigned, as the owner of the parcel of land located at 12120 Moores Chapel Road that is designated as Tax Parcel No. 153-122-12 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 I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26<sup>th</sup> day of September, 2019.

  
Anthony Huffman

**ATTACHMENT C**

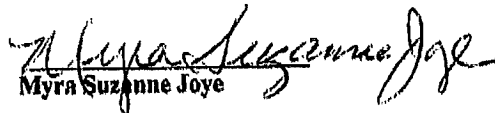
**REZONING PETITION NO. 2019-\_\_\_\_**  
**Oakmont Industrial Group, operating as**  
**Oakmont Pacolet Acquisitions, LLC**  
**OWNER JOINDER AGREEMENT**  
**Myra Suzanne Joye**

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

1. 12108 Moores Chapel Road that is designated as Tax Parcel No. 053-122-19
2. N/A that is designated as Tax Parcel No. 053-122-13

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 I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26 day of September, 2019.

  
Myra Suzanne Joye

**ATTACHMENT D**

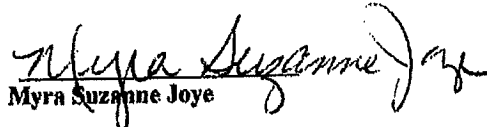
**REZONING PETITION NO. 2019-\_\_\_\_**  
**Oakmont Industrial Group, operating as**  
**Oakmont Pacolet Acquisitions, LLC**  
**OWNER JOINDER AGREEMENT**  
**Myra Suzanne Joye**  
**John D Joye**  
**Judy Lynn Joye**

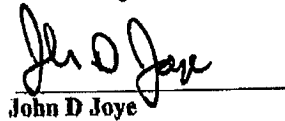
The undersigned, as the owner of the parcel of land located at

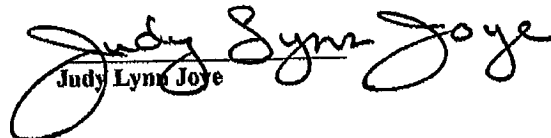
1. 12004 Moores Chapel Road that is designated as Tax Parcel No. 053-122-14
2. 11900 Moores Chapel Road that is designated as Tax Parcel No. 053-122-28

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26 day of September 2019.

  
Myra Suzanne Joye

  
John D Joye

  
Judy Lynn Joye

  
Charles Dennis Joye

**ATTACHMENT E**

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

**Oakmont Industrial Group, operating as  
Oakmont Pacolet Acquisitions, LLC**

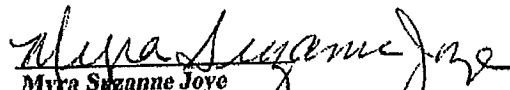
**OWNER JOINDER AGREEMENT**


**Charles Dennis Joye  
Myra Suzanne Joye  
Judy Lynn Joye**


The undersigned, as the owner of the parcel of land located at N/A that is designated as Tax Parcel No. 053-122-24 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 I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26 day of September, 2019.

  
Charles Dennis Joye

  
Myra Suzanne Joye

  
Judy Lynn Joye

  
John D. Joye

**ATTACHMENT F**

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

**Oakmont Industrial Group, operating as  
Oakmont Pacolet Acquisitions, LLC**

**OWNER JOINDER AGREEMENT**

**Charles Dennis Joye**

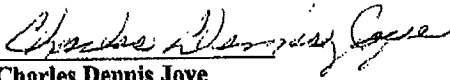
**Myra Suzanne Joye**

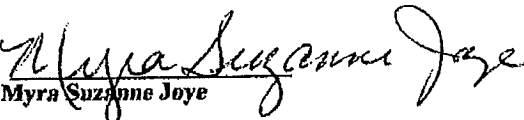
**Judy Lynn Joye**

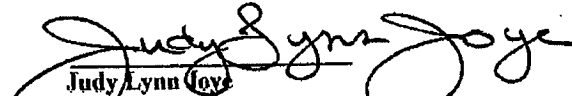
**John D Joye**


The undersigned, as the owner of the parcel of land located at 11942 Moores Chapel Road that is designated as Tax Parcel No. 053-122-20 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 I-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26 day of September, 2019.

  
Charles Dennis Joye

  
Myra Suzanne Joye

  
Judy Lynn Joye

  
John D Joye

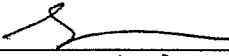


**ATTACHMENT G**

**REZONING PETITION NO. 2019-  
Oakmont Industrial Group, operating as  
Oakmont Pacolet Acquisitions, LLC**

**Petitioner:**

**Oakmont Pacolet Acquisitions, LLC**

By: 

Name: STEPHEN L. JENSEN

Title: AUTHORIZED SIGNATORY

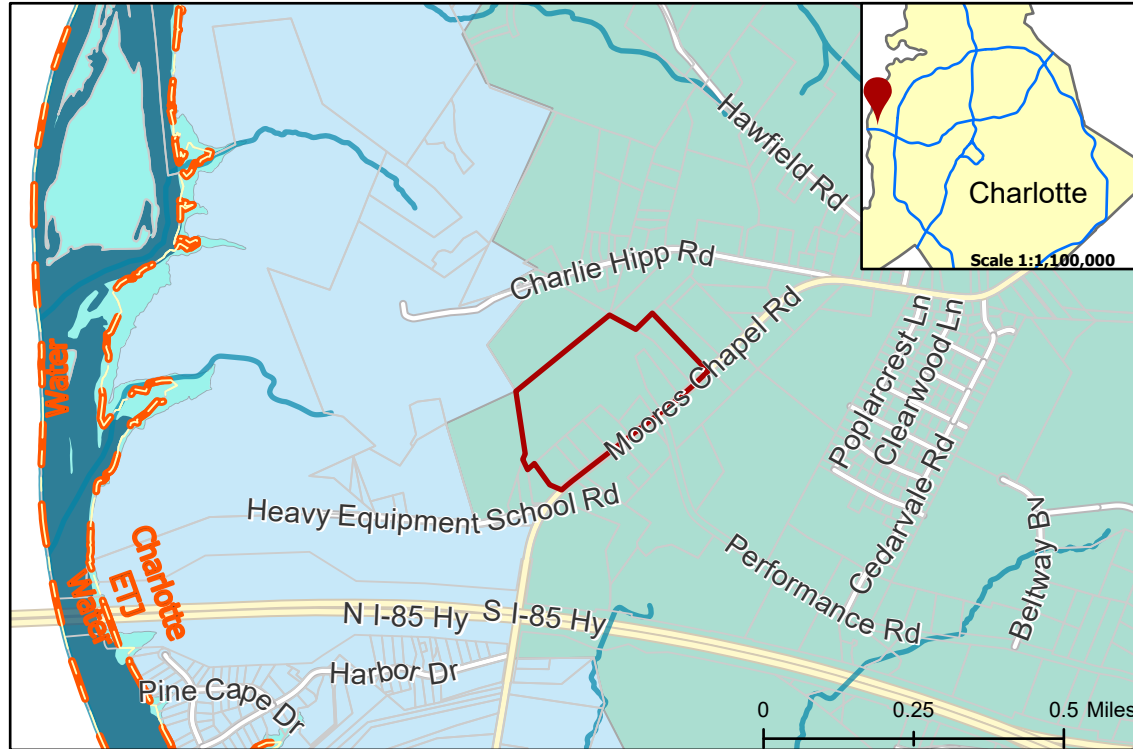
## 2019-150: Oakmont Pacolet Acquisitions, LLC

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

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

Approximately 32 acres

### Location of Requested Rezoning



## Rezoning Map



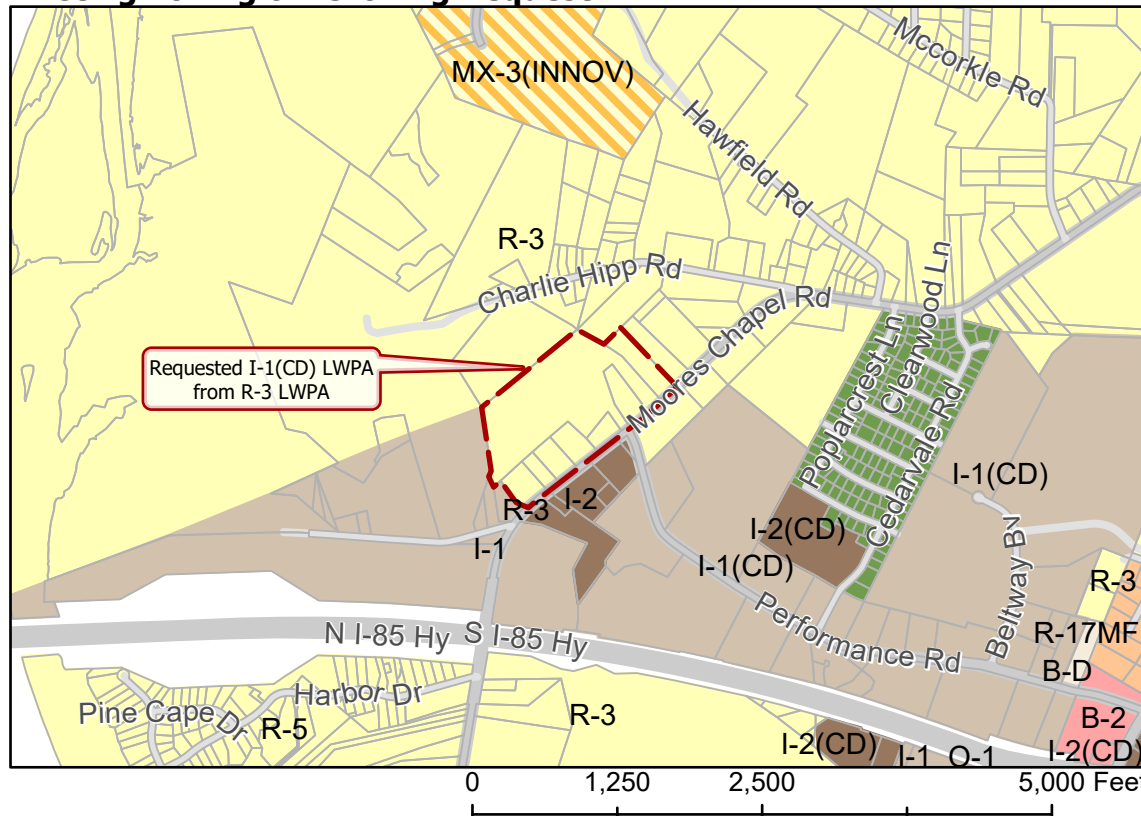
- 2019-150
- Outside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain

### Watershed Overlay

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



## Existing Zoning & Rezoning Request



- Requested I-1(CD) LWPA from R-3 LWPA

### Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Mixed Residential
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 10/15/2019

# I. REZONING APPLICATION CITY OF CHARLOTTE

2019-151

|              |           |
|--------------|-----------|
| Petition #:  |           |
| Date Filed:  | 10/4/2019 |
| Received By: | Bf        |

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): ± 11.63

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

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Charlotte Lamb, Kent Main, Josh Weaver, Grant Meacci, David Pettine

Date of meeting: 9/18/2019

(\*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 site with a residential townhome community

**Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

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

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

Telephone Number

Fax Number

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

E-mail Address

**SEE ATTACHMENTS A and B**

Signature of Property Owner

**Longbranch Development (Attn: Brett Basnight)**

Name of Petitioner

**111 South Spring Street**

Address of Petitioner

**Spartanburg, SC 29306**

City, State, Zip

**704-724-7019**

Telephone Number

Fax Number

**bbasnight@longbranchdevelopment.com**

E-mail Address

**SEE ATTACHMENT C**

Signature of Petitioner

**SCHEDULE 1**

| <b>Parcel</b> | <b>Property Address</b>                                 | <b>Owner</b>  | <b>Owner's Address</b>                                  | <b>Date Acquired</b> |
|---------------|---|---|---|----------------------|
| 029-301-34    | N/A   | Jane E. McKinnon<br>Richard Kirk Thompson<br>Julie Rane Shock<br>Teddie C. Thompson | 3440 Johnston<br>Oehler Road,<br>Charlotte, NC<br>28269 | 01/01/1975           |
| 029-331-05    | 3551 Johnston<br>Oehler Road,<br>Charlotte, NC<br>28269 |   |   | 04/28/1981           |
| 029-331-08    | 3801 Johnston<br>Oehler Road,<br>Charlotte, NC<br>28269 | C. Russell Patterson<br>Julie Pruitt<br>Cheri Patterson                             | 3801 Johnston<br>Oehler Road,<br>Charlotte, NC<br>28269 | 10/30/2014           |
| 029-331-09    | 3749 Johnston<br>Oehler Road,<br>Charlotte, NC<br>28269 |   |   | 08/25/1981           |

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_  
Longbranch Development**

**OWNER JOINDER AGREEMENT**

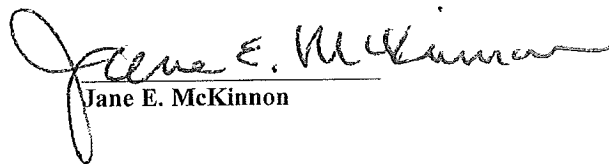
**Jane E. McKinnon  
Richard Kirk Thompson  
Julie Rane Shock  
Teddie C. Thompson**

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

1. N/A that is designated as Tax Parcel No. 029-301-34
2. 3551 Johnston Oehler Rd that is designated as Tax Parcel No. 029-331-05

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 20<sup>th</sup> day of September, 2019.

  
Jane E. McKinnon

\_\_\_\_\_  
Richard Kirk Thompson

\_\_\_\_\_  
Julie Rane Shock

\_\_\_\_\_  
Teddie C. Thompson

**ATTACHMENT B**



ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_\_  
Longbranch Development

OWNER JOINDER AGREEMENT

Jane E. McKinnon  
Richard Kirk Thompson  
Julie Rene Shock  
Teddie C. Thompson

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

1. N/A that is designated as Tax Parcel No. 029-301-34
2. 3551 Johnston Oehler Rd that is designated as Tax Parcel No. 029-331-05

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 20 day of September, 2019.

\_\_\_\_\_  
Jane E. McKinnon

Richard Kirk Thompson  
Richard Kirk Thompson

Julie Rene Shock  
Julie Rene Shock  
Julie Rene Shook

\_\_\_\_\_  
Teddie C. Thompson

ATTACHMENT B



ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_\_  
Longbranch Development

**OWNER JOINDER AGREEMENT**

**Jane E. McKinnon**  
**Richard Kirk Thompson**  
**Julie Rane Shock**  
**Teddie C. Thompson**

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

1. N/A that is designated as Tax Parcel No. 029-301-34
2. 3551 Johnston Oehler Rd that is designated as Tax Parcel No. 029-331-05

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 23 day of September, 2019.

\_\_\_\_\_  
**Jane E. McKinnon**

\_\_\_\_\_  
**Richard Kirk Thompson**

\_\_\_\_\_  
**Julie Rane Shock**

  
**Teddie C. Thompson**



**REZONING PETITION NO. 2019-\_\_\_\_**  
**Longbranch Development**

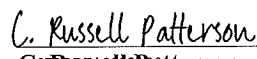
**OWNER JOINDER AGREEMENT**  
**C. Russell Patterson**  
**Julie Pruitt**  
**Cheri Patterson**

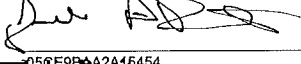
The undersigned, as the owner of the parcels of land located at

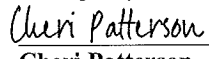
1. 3801 Johnston Oehler Road that is designated as Tax Parcel No. 029-331-08
2. 3749 Johnston Oehler Road that is designated as Tax Parcel No. 029-331-09

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of \_\_\_\_\_, 2019.

DocuSigned by:  
  
C. Russell Patterson

DocuSigned by:  
  
Julie Pruitt

DocuSigned by:  
  
Cheri Patterson

**ATTACHMENT C**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Longbranch Development**

**Longbranch Development**

**Petitioner:**

**Longbranch Development**

By: B. Basnight  
Name: BRETT BASNIGHT  
Title: MEMBER

## 2019-151: Longbranch Development

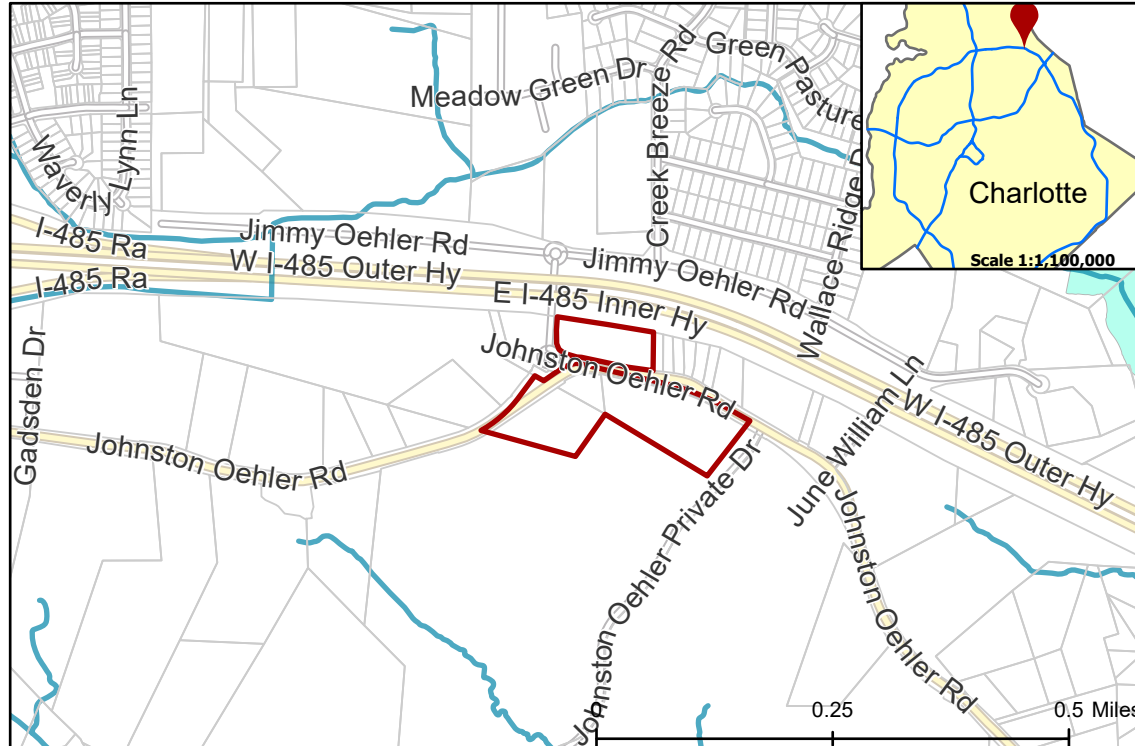
**Current Zoning** R-3 (Single Family Residential)

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

Approximately 11.63 acres

**Location of Requested Rezoning**

## Rezoning Map



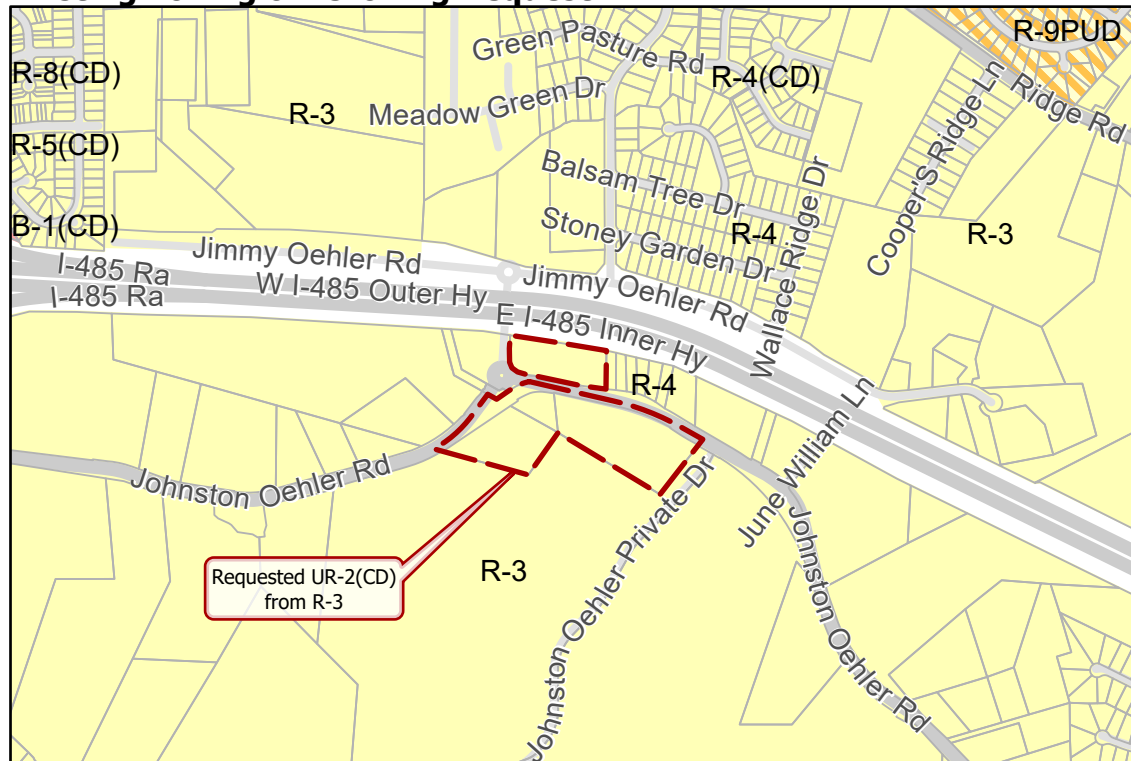
- 2019-151
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 4-Gregory A. Phipps



## Existing Zoning & Rezoning Request



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

## Zoning Classification

- Single Family
- Mixed Residential
- Business



Map Created 10/15/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-152  
Petition #: \_\_\_\_\_  
Date Filed: 12/7/2019  
Received By: [Signature]

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties  
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: residential/vacant (Acres): [± 26.58]

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

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

Required Rezoning Pre-Application Meeting\* with: Will Linville, David Pettine, Isaiah Washington, Charlotte Lamb, and Grant Meacci

Date of meeting: 9/17/19

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

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

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

Agent's Address

Charlotte, NC 28202

City, State, Zip

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 ATTACHMENTS A-~~8~~F

Signature of Property Owner

Spectrum Companies (Attn: Jason Fish)

Name of Petitioner

300 S. Tryon Street, Suite 210

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.338.3212

Telephone Number

jfish@spectrumcos.com

E-mail Address

SEE ATTACHMENT G

Signature of Petitioner

**SCHEDULE 1**

| Parcel     | Property Address                               | Owner   | Owner's Address                                | Date Acquired |
|------------|--|---|--|---------------|
| 049-242-11 | N/A  | Stephen Wayne Starnes<br>Kenneth Ray Starnes<br>Joanne Ogle Starnes | 8089 Rocky River Road, Harrisburg, NC 28075    | 1/1/1975      |
| 049-242-10 | 7808 University City Blvd, Charlotte, NC 28213 |   | 7808 University City Blvd, Charlotte, NC 28213 | 1/1/1975      |
| 049-242-09 | 320 Carolyn Ln Charlotte, NC 28213             | Santos Olga Rodriguez Chavez  | 2700 McLean Rd Charlotte, NC 28213             | 6/20/2016     |
| 049-242-08 | 328 Carolyn Ln Charlotte, NC 28213             | Caldwell Family Trust<br>Dated May 21 2014                          | 111 Dorie Drive, Belmont, NC 28012             | 5/27/2014     |
| 049-242-15 | N/A  |   |  | 5/27/2014     |
| 049-242-07 | 400 Carolyn Ln Charlotte, NC 28213             | Steven Shawn Martin Sr.<br>Deborah Anne Martin                      | 400 Carolyn Ln Charlotte, NC 28213             | 7/11/2013     |
| 049-242-22 | 414 Joe Whitener Rd Charlotte, NC 28213        | Steven L. Mullis II<br>Melissa Ellen Mullis                         | 414 Joe Whitener Rd Charlotte, NC 28213        | 7/11/2013     |
| 049-242-19 | 336 Joe Whitener Rd Charlotte, NC 28213        | Louise B. Snider  | 336 Carolyn Ln Charlotte, NC 28213             | 7/10/1984     |

**ATTACHMENT A**

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

**OWNER JOINDER AGREEMENT**

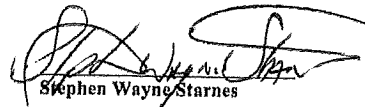
**Stephen Wayne Starnes**  
**Kenneth Ray Starnes**  
**Joanne Ogle Starnes**

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

1. N/A, Charlotte, NC that is designated as Tax Parcel No. 049-242-11
2. 7808 University City Blvd, Charlotte, NC that is designated as Tax Parcel No. 049-242-10

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 R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

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

  
Stephen Wayne Starnes

  
Kenneth Ray Starnes

  
Joanne Ogle Starnes

**ATTACHMENT B**

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

**OWNER JOINDER AGREEMENT**  
**Santos Olga Rodriguez Chavez**

The undersigned, as the owner of the parcel of land located at 320 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-09 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25 day of September, 2019.

  
Santos Olga Rodriguez Chavez



ATTACHMENT C

REZONING PETITION NO. 2019-\_\_\_\_  
Spectrum Companies

OWNER JOINDER AGREEMENT  
Caldwell Family Trust

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

3. 328 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-08
4. The termination of Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-15

on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

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

Caldwell Family Trust Dated May 21,  
2014

By: Bruce F Caldwell  
Name: BRUCE F. CALDWELL  
Its: TRUSTEE

**ATTACHMENT D**

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

**OWNER JOINDER AGREEMENT**  
**Steven Shawn Martin Sr.**  
**Deborah Anne Martin**

The undersigned, as the owner of the parcel of land located at 400 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-07 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24 day of September, 2019.

  
Steven Shawn Martin Sr.

  
Deborah Anne Martin

**ATTACHMENT E**

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

**OWNER JOINDER AGREEMENT**

**Steven L. Mullis II**  
**Melissa Ellen Mullis**

The undersigned, as the owner of the parcel of land located at 414 Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-22 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25 day of September, 2019.

  
Steven L. Mullis II

  
Melissa Ellen Mullis

**ATTACHMENT F**

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

**OWNER JOINDER AGREEMENT**  
**Louis B. Snider**

The undersigned, as the owner of the parcel of land located at 336 Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-19 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25 day of September, 2019.

  
Louise B. Snider

**ATTACHMENT G**

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

**Petitioner:**

**Spectrum Companies**

By:   
Name: Jason Fish  
Title: VP of Development

## 2019-152: Spectrum Companies

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

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

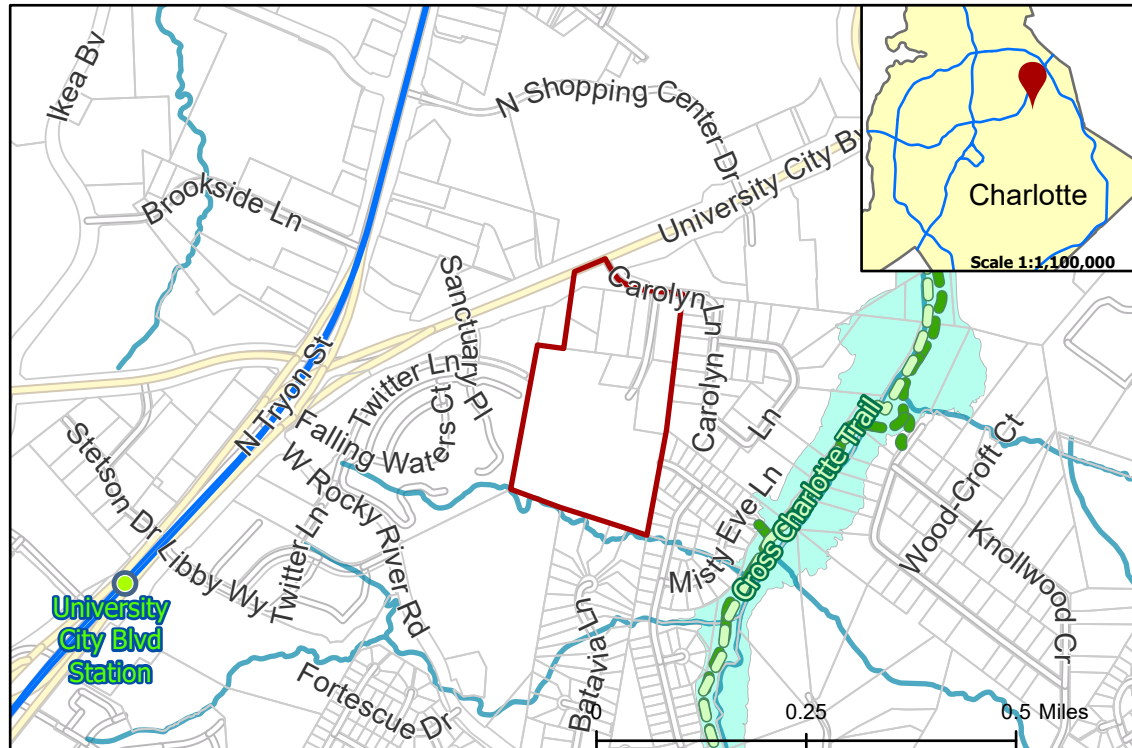
Approximately 26.58 acres

**Location of Requested Rezoning**

## Rezoning Map



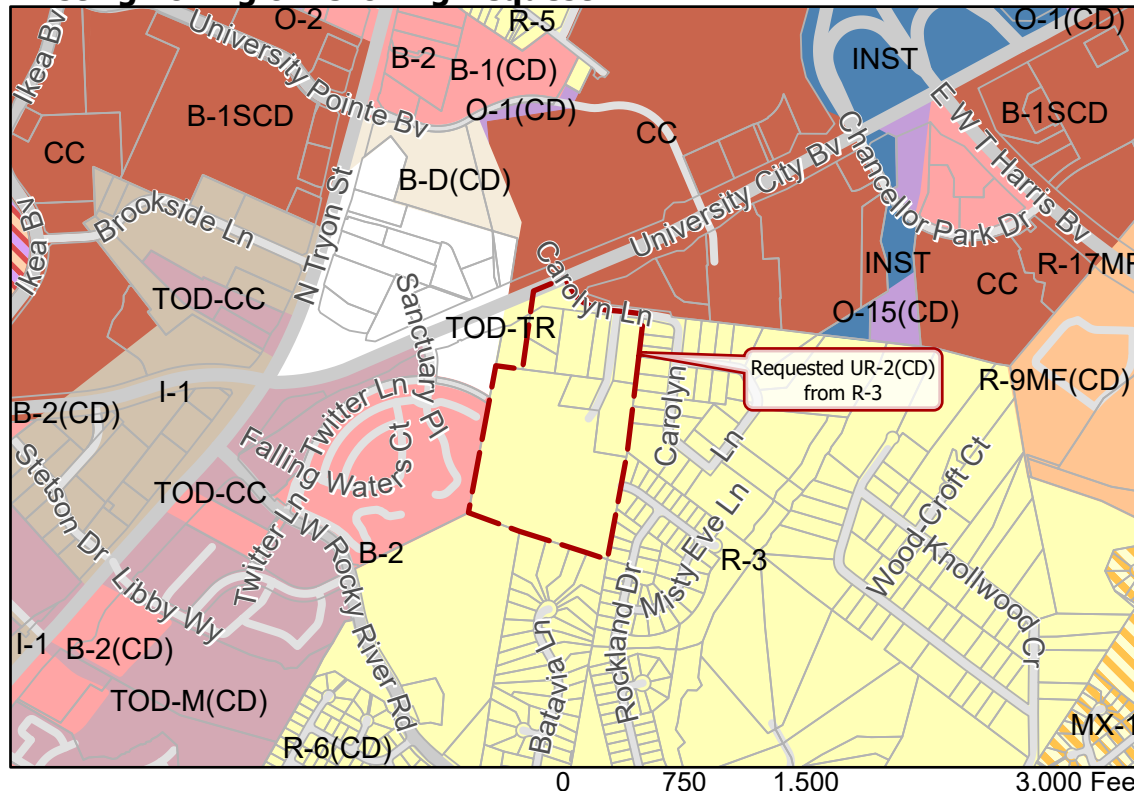
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-152
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



## Existing Zoning & Rezoning Request



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

## Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/15/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-153

|              |                  |
|--------------|------------------|
| Petition #:  | _____            |
| Date Filed:  | <u>10/2/2019</u> |
| Received By: | <u>JE</u>        |

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

Property Owner: 650 South Tryon Development LLC

Owner's Address: 4725 Piedmont Row Dr, Suite 800 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 10/17/2018

Property Address: 600 S Tryon Street

Tax Parcel Number(s): 073-032-06

Current Land Use: Vacant/Graded Size (Acres): +/- 0.644 acres

Existing Zoning: U-MUD(O) Proposed Zoning: U-MUD(O) SPA

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

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

Date of meeting: 9/4/2019

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To add an optional provision to modify the setback and streetscape to allow a valet drop off area.

**Collin Brown & Brittany Lins**  
Name of Rezoning Agent

**1420 E. 7<sup>th</sup> Street, Suite 100**  
Agent's Address

**Charlotte, NC 28204**  
City, State, Zip

**704-200-2637**      Fax Number  
Telephone Number  
**Collin.Brown@alexanderricks.com /**  
**Brittany.Lins@alexanderricks.com**  
E-Mail Address

Same as Petitioner  
Signature of Property Owner

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

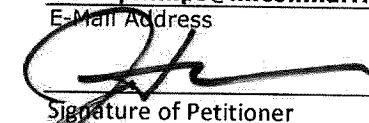
**650 South Tryon Development LLC**  
Name of Petitioner(s)

**4725 Piedmont Row Drive, Suite 800**  
Address of Petitioner(s)

**Charlotte, NC 28210**  
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**704-714-7600**      **704-716-8600**  
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Signature of Petitioner

John Harris  
(Name Typed / Printed)



