

Rezoning Petition Packet

Petitions:
2019-154 through 2019-169

Petitions that were submitted in November 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-154
Petition #: _____
Date Filed: 10/10/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: SLT Commercial Properties LLC

Owner's Address: 516 N Tryon Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: _____

Property Address: 1215 South Blvd

Tax Parcel Number(s): 12302505

Current Land Use: Vacant Fire Station Size (Acres): .495

Existing Zoning: TOD-M(O) Proposed Zoning: TOD-UC

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte Graham, Carlos Alzate, Scott Correll

Date of meeting: October 2, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Caren Wingate
Name of Rezoning Agent

1201 S Graham Street
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

Stephen L. Thomas
(Name Typed / Printed)

OmShera Hotel Group
Name of Petitioner(s)

13860 Ballantyne Corporate Place, Suite 240
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-543-0017
Telephone Number Fax Number

Lauren@OmShera.com
E-Mail Address

[Signature]
Signature of Petitioner

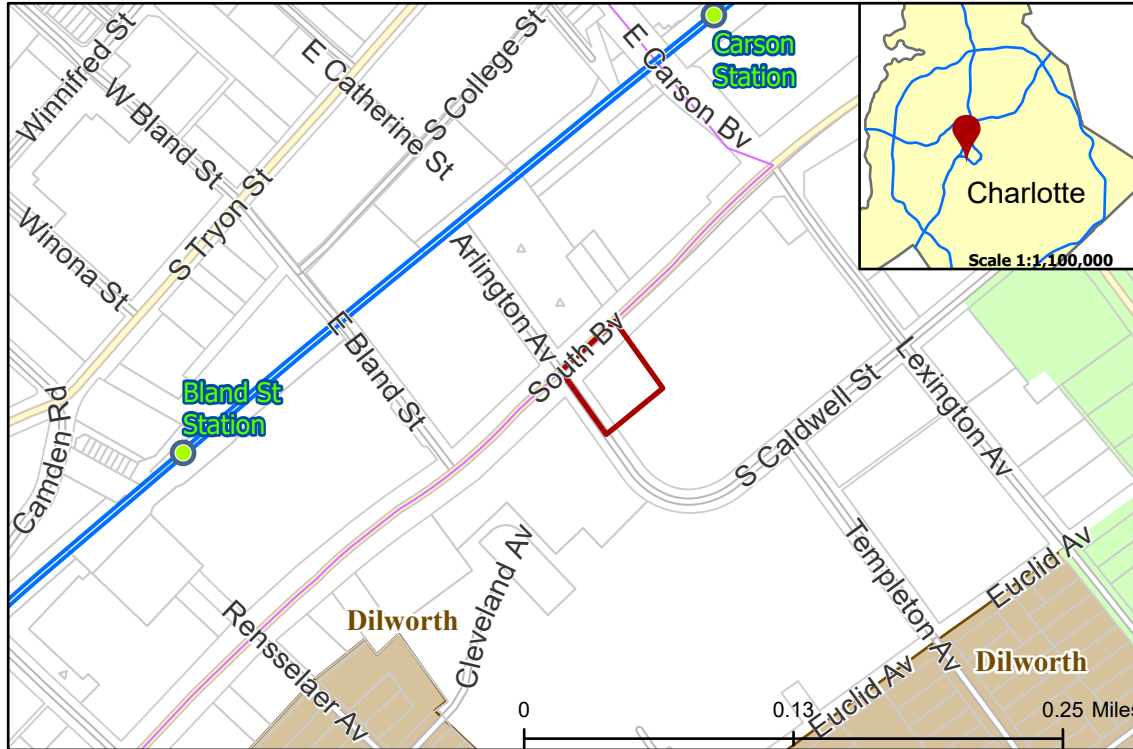
Lauren Chavis
(Name Typed / Printed)

2019-154: OmShera Hotel Group

Current Zoning TOD-M(O) (Transit Oriented Development Mixed Use, Optional)
Requested Zoning TOD-UC (Transit Oriented Development Urban Center)

Approximately 0.495 acres

Location of Requested Rezoning



Rezoning Map

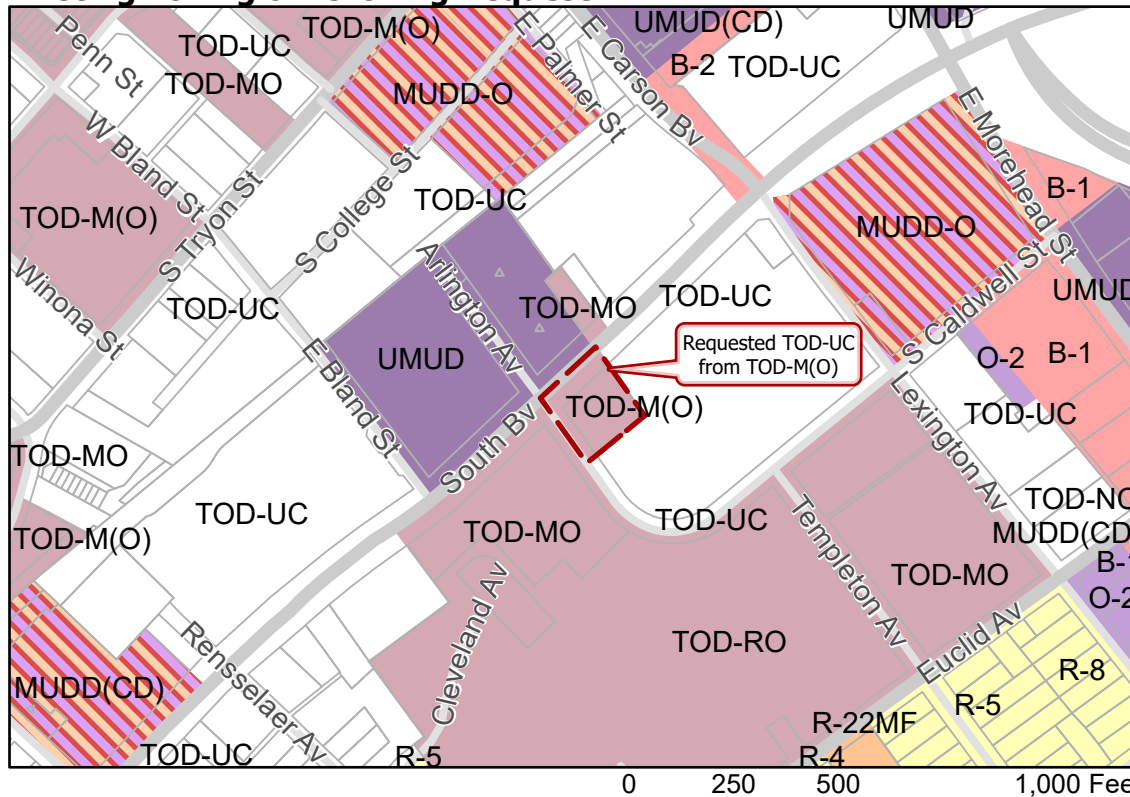


- Rezoning Area
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Midtown Morehead Cherry
- Historic Districts

City Council District
 1-Larken Egleston



Existing Zoning & Rezoning Request



 Requested TOD-UC from TOD-M(O)

Zoning Classification

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



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-155
Petition #: _____
Date Filed: 10/14/2019
Received By: Bx

(page 1 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP
Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203
Date Properties Acquired: 07/15/2019
Property Addresses: 1508/1510 Central Avenue
Tax Parcel Numbers: 081-176-48
Current Land Use: retail (Acres): ± .176
Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)
Overlay: Pedestrian Overlay Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll
Date of meeting: 8/21/2019

(*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 re-use of the existing building with commercial and restaurant uses, without requiring additional parking.

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



Signature of Property Owner

Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)

Name of Petitioner

1616 Camden Road, Ste 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.423.1721

Telephone Number

Fax Number

wliles@asanapartners.com

E-mail Address

Signature of Petitioner

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: _____
Received By: _____

(page 2 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP
Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203
Date Properties Acquired: 07/15/2019
Property Addresses: 1508/1510 Central Avenue
Tax Parcel Numbers: 081-176-48
Current Land Use: retail (Acres): ± .176
Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)
Overlay: Pedestrian Overlay Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll
Date of meeting: 8/21/2019

(*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 re-use of the existing building with commercial and restaurant uses, without requiring additional parking.

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

Signature of Property Owner

Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)

Name of Petitioner

1616 Camden Road, Ste 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.423.1721

Telephone Number Fax Number

wliles@asanapartners.com

E-mail Address


Signature of Petitioner

2019-155: Plaza Midwood Charlotte 2 LP

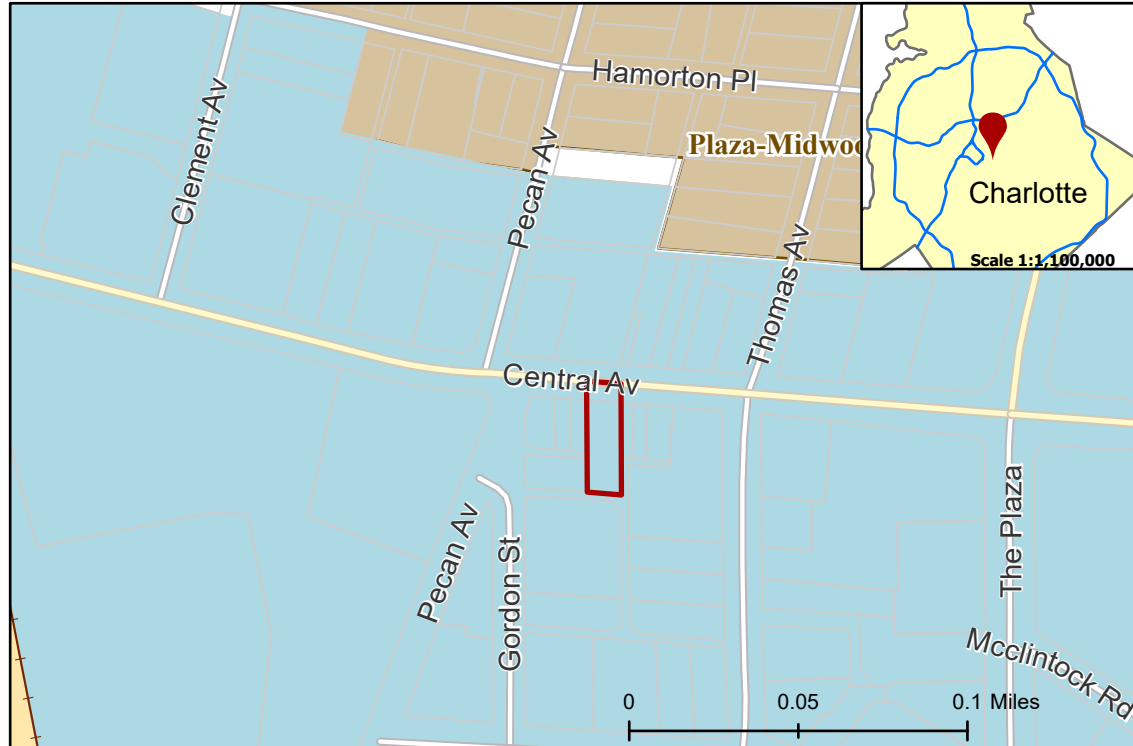
Rezoning Map

Current Zoning B-2PED (General Business, Pedestrian Overlay)

Requested Zoning B-2PED(O) (General Business, Pedestrian Overlay, Optional)

Approximately 0.176 acres

Location of Requested Rezoning



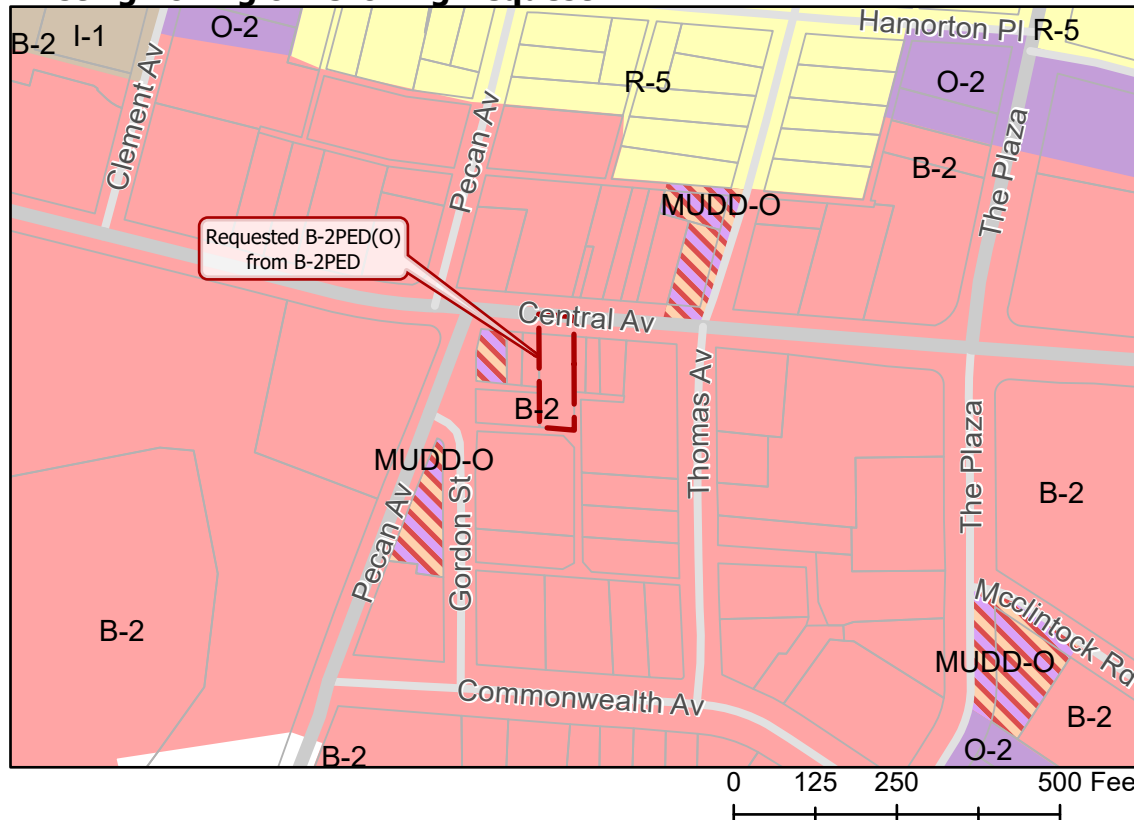
- Rezoning Area
- Inside City Limits
- Parcel
- Railway
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested B-2PED(O) from B-2PED

Zoning Classification

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



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-156

Petition #:	_____
Date Filed:	10/15/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Belmont CDC, Bruce Wright

Owner's Address: PO BOX 33051 City, State, Zip: Charlotte, NC 28233

Date Property Acquired: 1727 Pegasus St., 04/13/11 / 1118 Parkwood Ave. 1984

Property Address: 1118 Parkwood Avenue

Tax Parcel Number(s): 08114708, 08114709

Current Land Use: Vacant Size (Acres): 0.52

Existing Zoning: R-5 Proposed Zoning: UR-3 (CD)

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

Required Rezoning Pre-Application Meeting* with: William Linville

Date of meeting: September 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): Yes, 5 years

Purpose/description of Conditional Zoning Plan: Development of three-story 17 unit apartment building.

Jason Dolan
Name of Rezoning Agent

610 East Morehead Street, Suite 250
Agent's Address

Charlotte, North Carolina 28202
City, State, Zip

704-900-4945 _____
Telephone Number Fax Number

Jason.dolan@timmons.com
E-Mail Address

Reginald Jones
Signature of Property Owner

Reginald Jones
(Name Typed / Printed)

Parkwood Plaza, LLC
Name of Petitioner(s)

PO BOX 33051
Address of Petitioner(s)

Charlotte, NC 28233-3051
City, State, Zip

704.335.0450 704.332.6929
Telephone Number Fax Number

rjones_belmont@bellsouth.net
E-Mail Address

Reginald Jones
Signature of Petitioner

Reginald Jones
(Name Typed / Printed)

2019-156: Parkwood Plaza, LLC

Current Zoning R-5 (Single Family Residential)

Requested Zoning UR-3(CD) (Urban Residential, Conditional)

5 Year Vested Rights

Approximately 0.52 acres

Location of Requested Rezoning



Rezoning Map

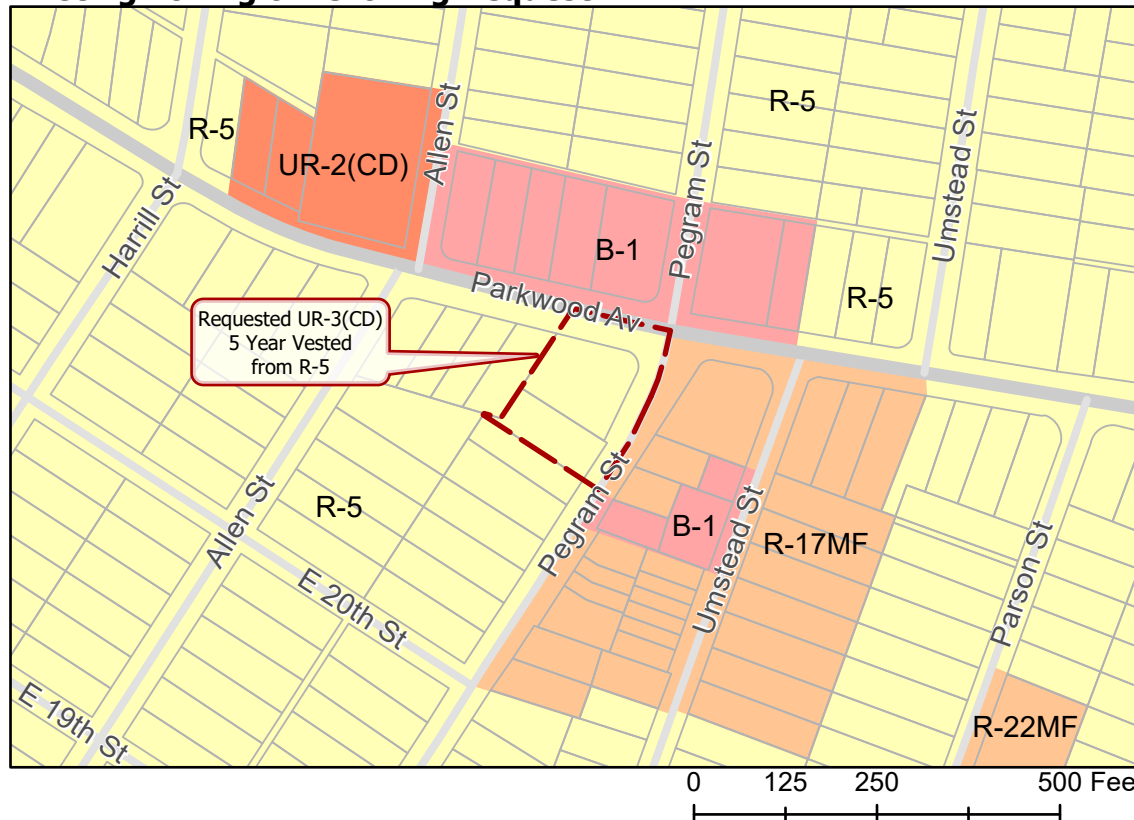


- Rezoning Area
- Inside City Limits
- Parcel

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



Requested UR-3(CD)
5 Year Vested
from R-5

Zoning Classification

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



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-157

Date Filed: 10/16/2019

Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A Attached Hereto

Owner's Address: See Exhibit A

City, State, Zip: See Exhibit A

Date Property Acquired: See Exhibit A

Property Address: See Exhibit A

Tax Parcel Number(s): 029-341-04 and 029-341-03

Current Land Use: Single family residential

Size (Acres): +/- 8.5 acres

Existing Zoning: R-4

Proposed Zoning: R-8 MF (CD)

Overlay: N/A

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

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

Date of meeting: July 10, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site.

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

ABP DEVELOPMENT LLC

By: [Signature]

Signature of Property Owner

Patina Durham

(Name Typed / Printed)

ABP Development LLC (c/o Patina Durham)

Name of Petitioner(s)

5136 Berkeley Park Court

Address of Petitioner(s)

Charlotte, NC 28277

City, State, Zip

704-618-9284

Telephone Number

Fax Number

Psdi2775@gmail.com

E-Mail Address

ABP DEVELOPMENT LLC

By: [Signature]

Signature of Petitioner

Patina Durham

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by ABP Development LLC

Property Owner Information, Acquisition Dates, Site Addresses and

Tax Parcel Numbers

Tax Parcel No. 029-341-04

ABP Development LLC
5136 Berkeley Park Court
Charlotte, NC 28277

Acquisition Date: May 3, 2017

Site Address: 2809 Polk and White Road

Tax Parcel No. 029-341-03

ABP Development LLC
5136 Berkeley Park Court
Charlotte, NC 28277

Acquisition Date: October 8, 2019

Site Address: 2721 Polk and White Road

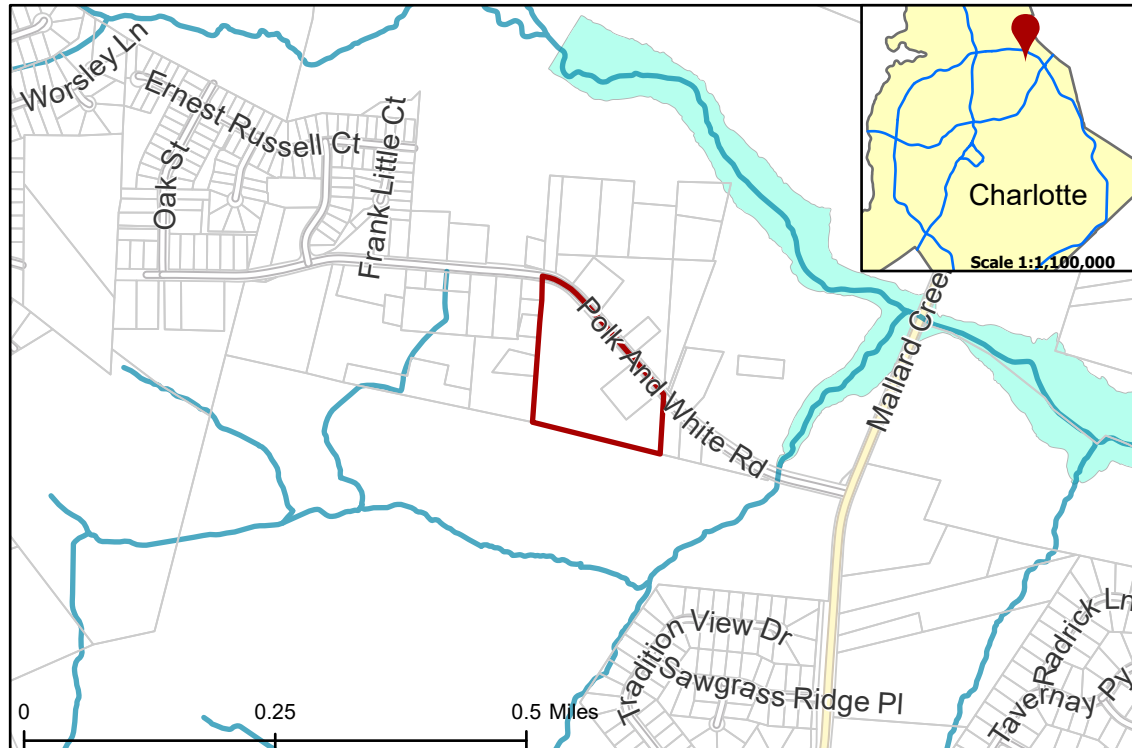
2019-157: ABP Development LLC

Current Zoning R-4 (Single Family Residential)

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

Approximately 8.5 acres

Location of Requested Rezoning



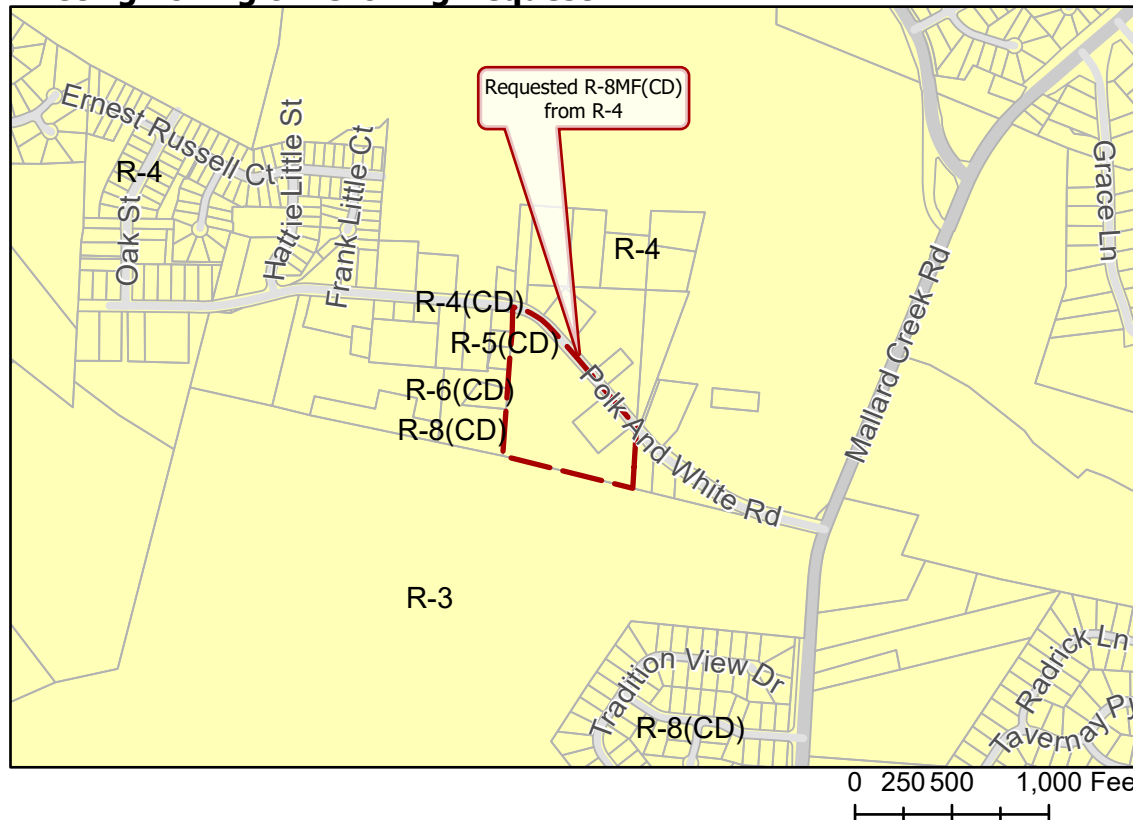
Rezoning Map



- Rezoning Area
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
 - 4-Renee-Perkins Johnson



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-4
- Zoning Classification**
 - Single Family



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-158

Petition #:	
Date Filed:	10/18/2019
Received By:	RK

Complete All Fields (Use additional pages if needed)

Property Owner: David E. Beaty & George M. Beaty; Honey Properties, Inc.

Owner's Address: 567 Roundhouse Lane; 6701 Fairview Rd Ste C City, State, Zip: Charlotte, NC 28226; 28210

Date Property Acquired: 1/1/1975; 3/6/2012; 8/16/2007

Property Address: 616, 618 and 620 East Woodlawn Road

Tax Parcel Number(s): 171-011-57, 171-011-56, and 171-011-55

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

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

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

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

Date of meeting: 5/28/2019

(*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

Brittany Lins
Name of Rezoning Agent
214 N. Tryon Street, 17th Floor 1420 E. 7th Street
Agent's Address Suite 100
Charlotte, NC 28202 28204
City, State, Zip
704 231-7531 704-200-2637 704-252-2221
Telephone Number Fax Number
collin.brown@alexanderricks.com
collin.brown@kkgates.com / brittany.lins@kkgates.com
E-Mail Address Brittany.Lins@alexanderricks.com

See Attached Joinder Agreement
Signature of Property Owner

See Attached Joinder Agreement
(Name Typed / Printed)

MPV Properties
Name of Petitioner(s)
2400 South Blvd #3000
Address of Petitioner(s)
Charlotte, NC 28203
City, State, Zip
704-488-2100
Telephone Number Fax Number
bwpatrick@mpvre.com
E-Mail Address

Bailey W. Patrick
Signature of Petitioner

Bailey W. Patrick
(Name Typed / Printed)

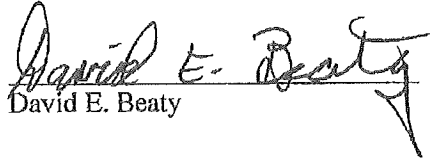
REZONING PETITION NO. 2019-xxx

MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of OCTOBER, 2019


David E. Beaty

George M. Beaty

REZONING PETITION NO. 2019-xxx

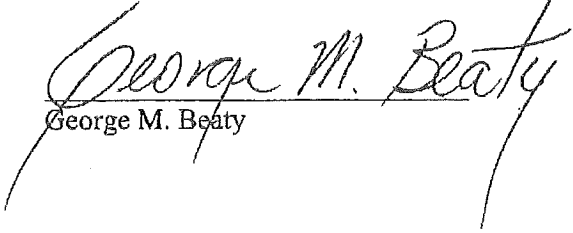
MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of October, 2019

David E. Beaty



George M. Beaty

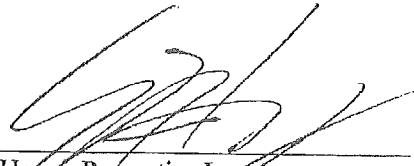
REZONING PETITION NO. 2019-xxx

MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 620 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 171-011-55 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of October, 2019


Honey Properties Inc.

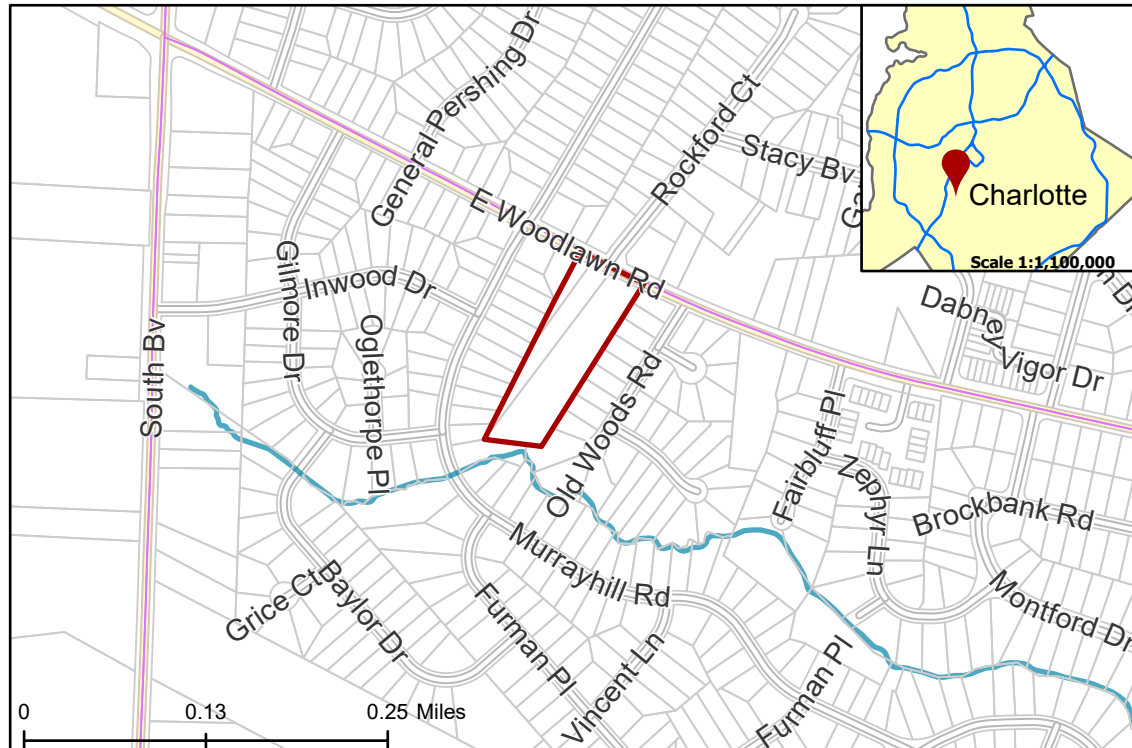
2019-158: MPV Properties

Current Zoning UR-2(CD) (Urban Residential, Conditional), R-4 (Single Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional),
UR-2(CD)SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 3.6 acres

Location of Requested Rezoning



Rezoning Map



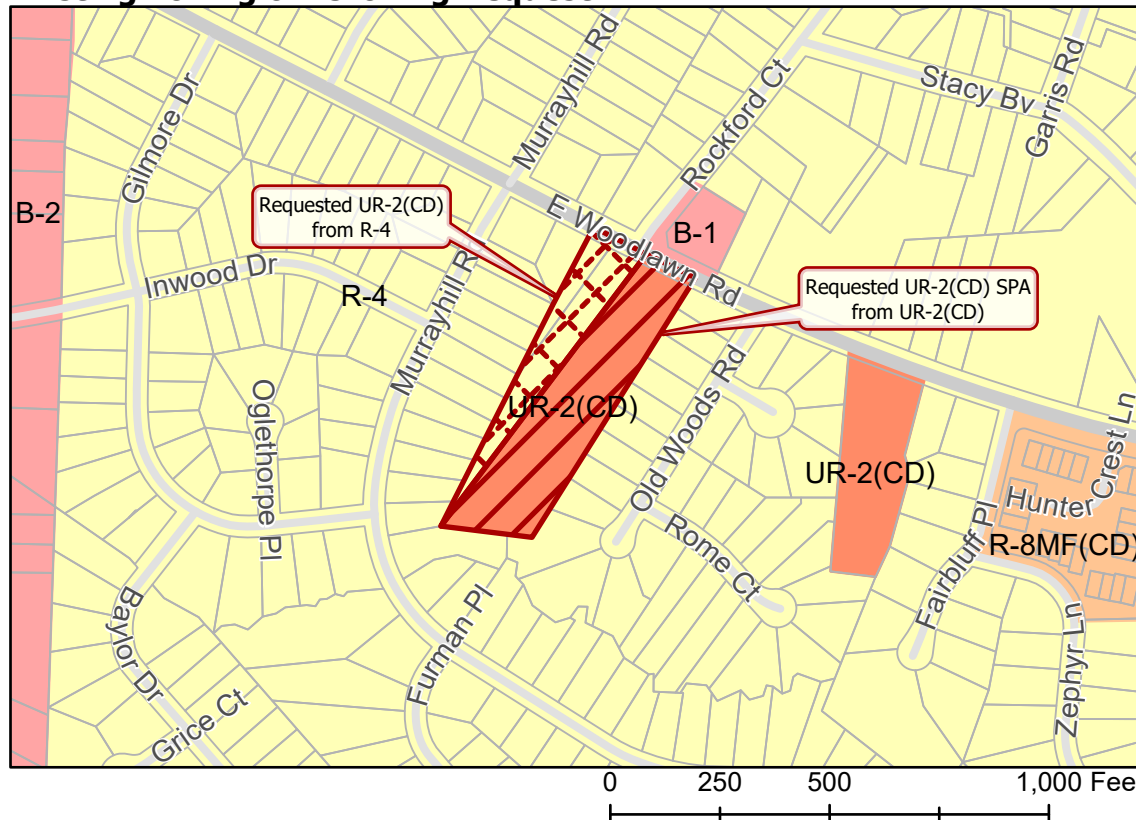
CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- Rezoning Area
- Inside City Limits
- Parcel
- Streams

City Council District
6-Tariq Bokhari



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-159

Petition #:	_____
Date Filed:	10/23/2019
Received By:	Bf

Complete All Fields (Use additional pages if needed)

Property Owner: Zepsa Properties, LLC.

Owner's Address: 1501 Westinghouse Blvd City, State, Zip: Charlotte, NC 28273

Date Property Acquired: 1992

Property Address: 4516 Nations Crossing Road, Charlotte, NC 28217

Tax Parcel Number(s): 149-034-06

Current Land Use: Industrial Size (Acres): 0.952

Existing Zoning: MUDD-O (CD) Proposed Zoning: TOD-TR

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

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

Date of meeting: 10/16/2019

(*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: _____

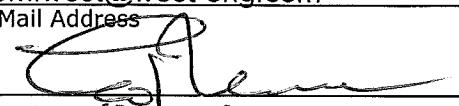
Thomas C. West
Name of Rezoning Agent

PO Box 470303
Agent's Address

Charlotte, NC 28247
City, State, Zip

(704) 583-9378 (704) 583-4118
Telephone Number Fax Number

tom.west@west-eng.com
E-Mail Address


Signature of Property Owner

Ed Zepsa
(Name Typed / Printed)

Ed Zepsa
Name of Petitioner(s)

1501 Westinghouse Blvd.
Address of Petitioner(s)

Charlotte, NC 28273
City, State, Zip

(704) 583-9220 (704) 583-9674
Telephone Number Fax Number

ed@zepsa.com
E-Mail Address


Signature of Petitioner

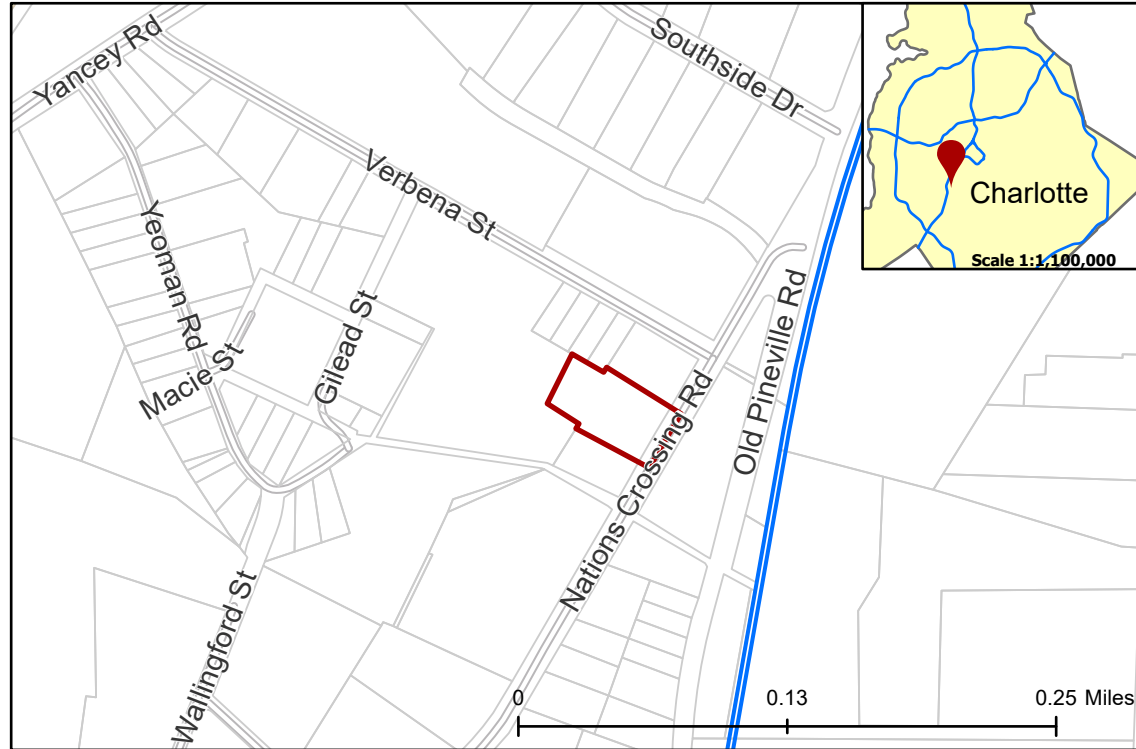
Ed Zepsa
(Name Typed / Printed)

2019-159: Ed Zepa

Current Zoning MUDD-O(CD) (Mixed Use Development, Optional, Conditional)
Requested Zoning TOD-TR (Transit Oriented Development, Transit Transition)

Approximately 0.952 acres
Location of Requested Rezoning

Rezoning Map

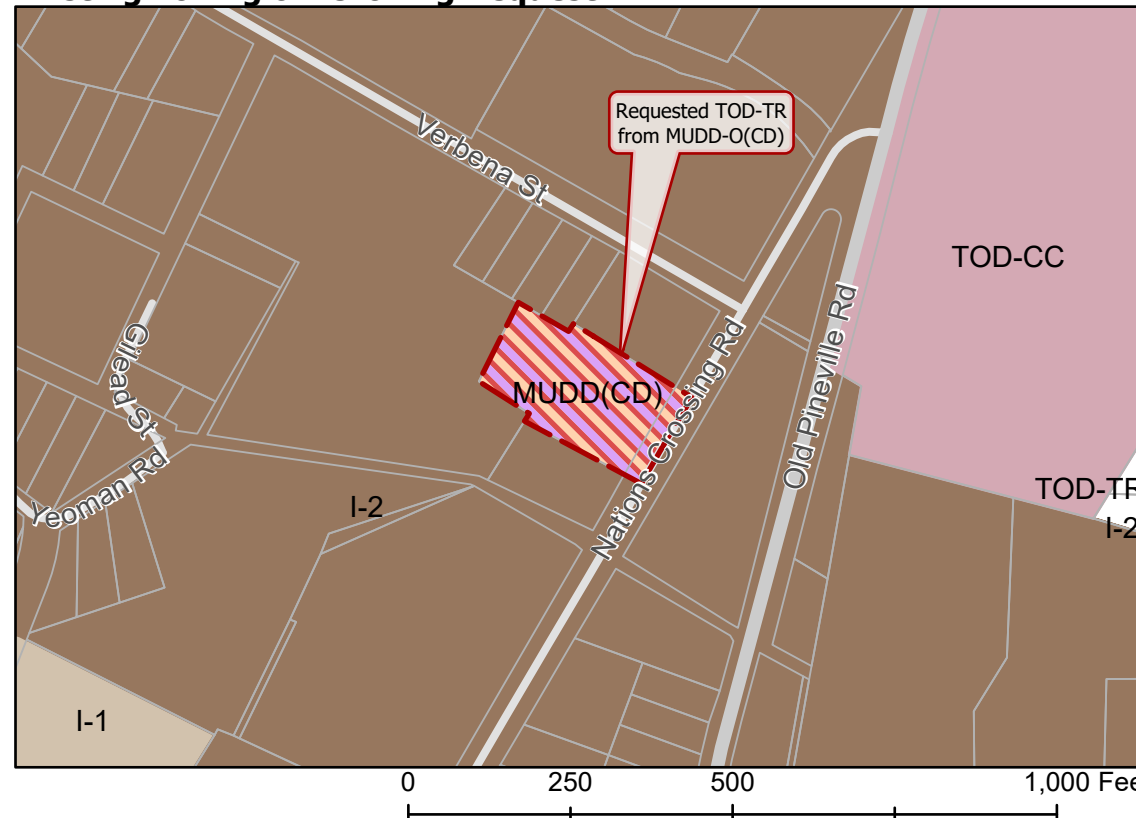


- Rezoning Area
- Inside City Limits
- Parcel
- LYNX Blue Line

City Council District
3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-TR from MUDD-O(CD)
- Zoning Classification**
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-160

Petition #:	_____
Date Filed:	<u>10/24/2019</u>
Received By:	<u>Rf</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Mciver L. and Barbara M. Vann; Robert W. Cathey & Rebecca Auten; Alexandria Leigh Vann Supino & Michael Salvatore Supino; Timothy R. & Phyllis B. Ramsey; Thomas G. & Tamara C. Robinson; Frances E. McDonald

Owner's Address: 9466 and 9120 Hutchinson Ln; 7324 Pleasant Grove Rd; 12523 Shelter Cove Ln; 2759 and 2709 Kelly Rd
City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 6/6/1997; 6/9/1986; 7/21/1972; 12/05/1994; 7/9/1999; 10/13/1995; 2/25/1986; 2/23/2017; 4/13/1999; 8/2/1988; 9/3/2019

Property Address: unnumbered parcels, 9466, 9216, 9122, 9120 Hutchinson Lane; 2759 and 2709 Kelly Rd

Tax Parcel Number(s): 033-231-01; 033-051-03; 033-051-16; 033-051-21; 033-051-31; 033-051-32; 033-051-33; 033-051-34; 033-051-41; 033-051-10; 033-051-15

Current Land Use: Vacant Size (Acres): +/- 80.78 acres

Existing Zoning: R-3 Proposed Zoning: MX-2(INNOV)

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Jason Prescott, Charlotte Lamb, Kent Main
Date of meeting: 10/2/2019

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: to accommodate a residential development with innovative design standards in order to protect environmentally sensitive areas and preserve green space

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th 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 Joinder Agreement

Signature of Property Owner

See Attached Joinder Agreement

(Name Typed / Printed)

Meritage Homes of the Carolinas, Inc.

Name of Petitioner(s)

13925 Ballantyne Corporate Place, Suite 300

Address of Petitioner(s)

Charlotte, NC 28277

City, State, Zip

704-944-8943

Telephone Number

704-944-8910

Fax Number

reid.owen@meritagehomes.com

E-Mail Address

J. Reid Owen
Signature of Petitioner

J. Reid Owen
(Name Typed / Printed)

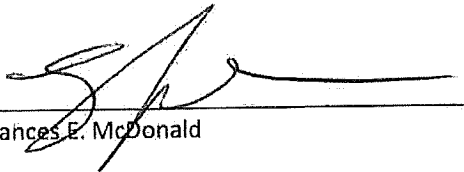
REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of that parcel of land located at 2709 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-15 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

X This 15 day of October, 2019.

X 

Frances E. McDonald

REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-231-01, 033-051-03, 033-051-21, and 033-051-31 on the Mecklenburg County Tax Maps and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of Oct., 2019.


Mciver L. Vann, Jr.


Barbara M. Vann

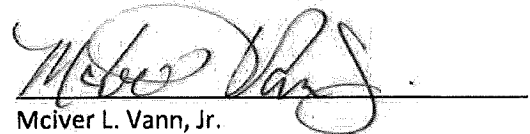
REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-051-16 and 033-051-32 on the Mecklenburg County Tax Maps and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of Oct, 2019.


Mciver L. Vann, Jr.

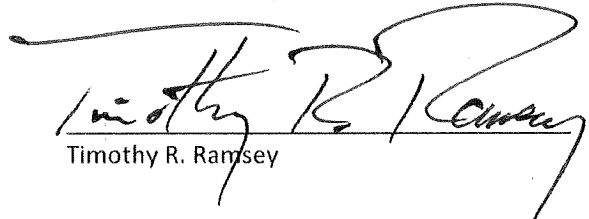
REZONING PETITION NO. 2019-_____

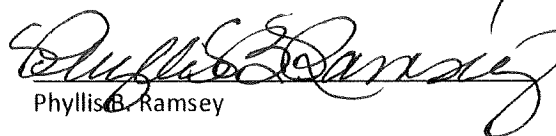
MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-41 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15th day of October, 2019.


Timothy R. Ramsey


Phyllis B. Ramsey


REZONING PETITION NO. 2019-_____

MERITAGE HOMES

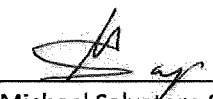
Joinder Agreement

The undersigned as the owners of that parcel of land located at 9120 Hutchinson Lane in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-34 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of October, 2019.



Alexandria Leigh Vann Supino



Michael Salvatore Supino

REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located at 2759 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-10 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of October, 2019.



Thomas G. Robinson



Tamara C. Robinson

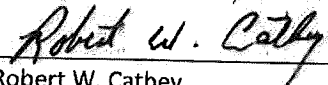
REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No.033-051-33 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15 day of Oct, 2019.


Robert W. Cathey

x 
Rebecca Auten

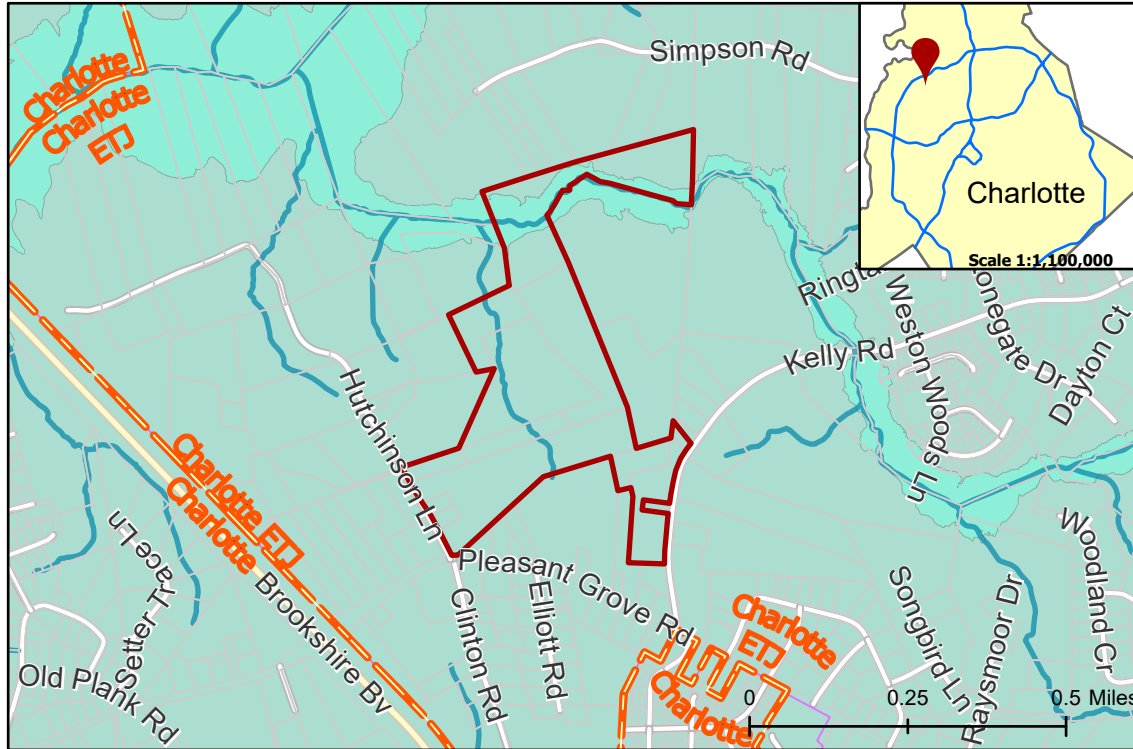
2019-160: Meritage Homes of the Carolinas, Inc.

Current Zoning MUDD-O(CD) LWPA (Mixed Use Development, Optional, Conditional, Lake Wylie Protected Area)

Requested Zoning TOD-TR LWPA (Transit Oriented Development, Transit Transition, Lake Wylie Protected Area)

Approximately 80.78 acres

Location of Requested Rezoning



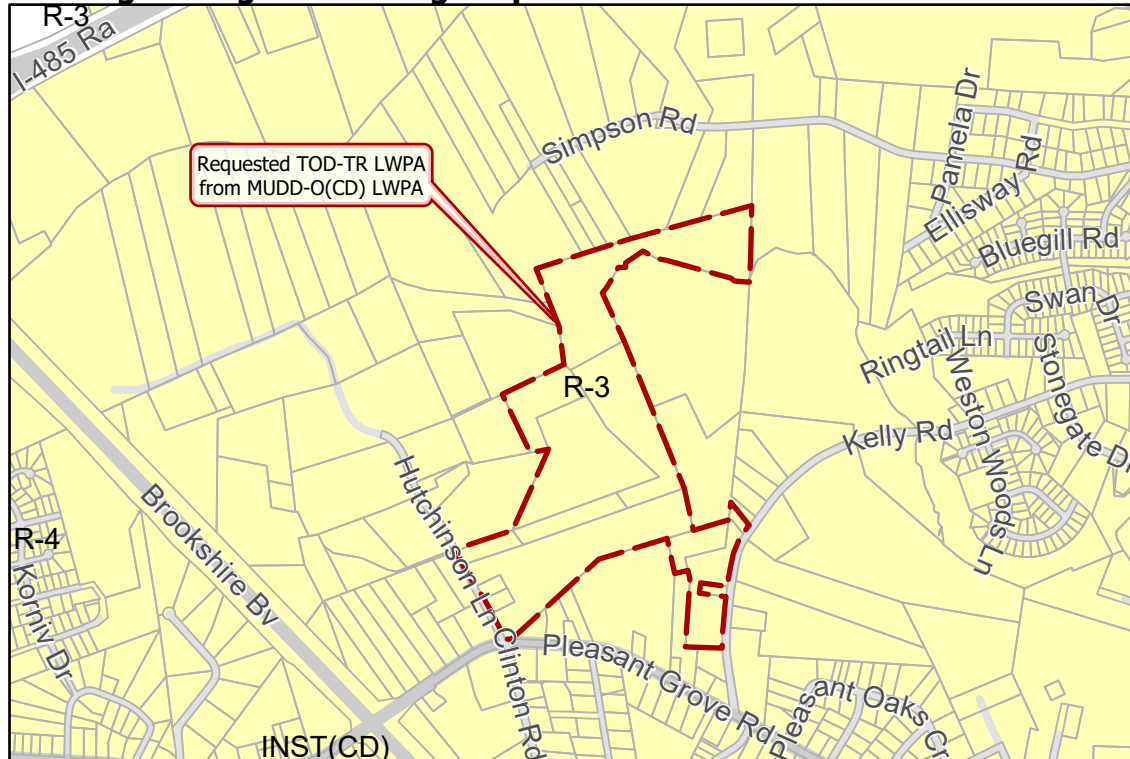
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested TOD-TR LWPA from MUDD-O(CD) LWPA
- Zoning Classification
- Single Family
- Institutional



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-161
Petition #: _____
Date Filed: 10/25/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: 601 S Tryon LLC
Owner's Address: 227 W Trade Street, Suite 10000 City, State, Zip: Charlotte, NC 28202
Date Property Acquired: 12/12/2018
Property Address: 600 S College Street
Tax Parcel Number(s): 125-121-06
Current Land Use: Office tower under construction Size (Acres): +/- 2.4 acres
Existing Zoning: UMUD-O Proposed Zoning: UMUD-O SPA
Overlay: None Tree Survey Provided: Yes: N/A x
Required Rezoning Pre-Application Meeting* with: _____
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): No.
Purpose/description of Conditional Zoning Plan: to update the signage request on approved office tower

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th 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

EA
Signature of Property Owner

Elizabeth A McMillan

(Name Typed / Printed)

Crescent Communities, LLC

Name of Petitioner(s)

227 W Trade Street, Suite 10000

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

980-321-6161

Telephone Number Fax Number

emcmillan@crescentcommunities.com

E-Mail Address

EA
Signature of Petitioner

Elizabeth A McMillan

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-162
Petition #: _____
Date Filed: 10/25/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Harbor Baptist Church

Owner's Address: 5801 Old Concord Road City, State, Zip: Charlotte NC 28213

Date Property Acquired: 1975
5801 Old Concord Road

Property Address: _____

Tax Parcel Number(s): 04901115 and 04901123

Current Land Use: Church Size (Acres): 2.887

Existing Zoning: 1-2 Proposed Zoning: TOD-TR

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

Required Rezoning Pre-Application Meeting* with: Charlotte Lamb and Will Linville
Date of meeting: 10/24/2019

(*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: _____

Kenneth Simmons
Name of Rezoning Agent

5801 Old Concord Road
Agent's Address

Charlotte NC 28213
City, State, Zip

704 596-2992 704 597-5882
Telephone Number Fax Number

pastorsimmonshbc@gmail.com
E-Mail Address

[Signature]
Signature of Property Owner

Kenneth Simmons
(Name Typed / Printed)

Kenneth Simmons
Name of Petitioner(s)

5801 Old Concord Road
Address of Petitioner(s)

Charlotte, NC 28213
City, State, Zip

704 596-2992 704 597-5882
Telephone Number Fax Number

pastorsimmonshbc@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Kenneth Simmons
(Name Typed / Printed)

2019-162: Kenneth Simmons

Current Zoning I-2 (Light Industrial)

Requested Zoning TOD-TR (Transit Oriented Development - Transit)

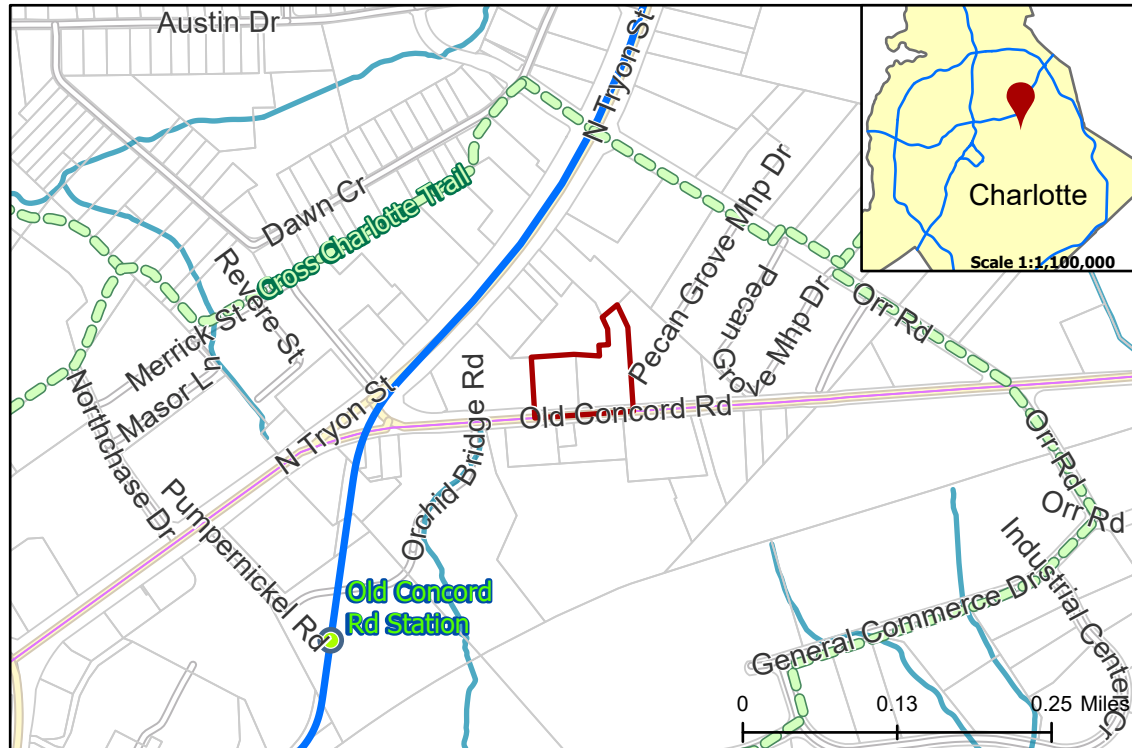
Approximately 2.887 acres

Location of Requested Rezoning

Rezoning Map



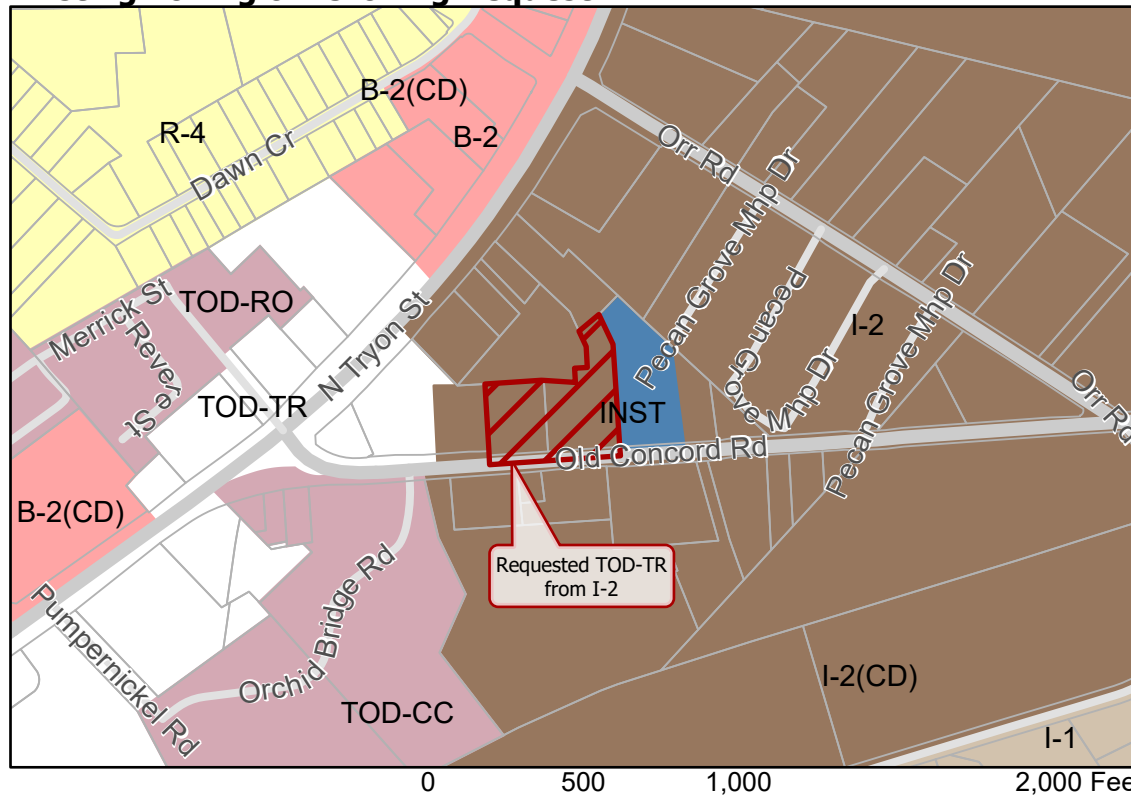
CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT



- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Streams
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested TOD-TR from I-2

Zoning Classification

- Single Family
- Institutional
- Business
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-163
Petition #: _____
Date Filed: 10/28/2019
Received By: RF

Property Owners: University Investors LLC
Owner's Addresses: c/o Lincoln Harris LLC, 4725 Piedmont Row Drive, Ste. 800, Charlotte, NC 28210
Date Properties Acquired: 10/22/2013
Property Addresses: 9831 N Tryon Street, Charlotte, NC 28262
Tax Parcel Numbers: 047-441-02
Current Land Use: vacant (Acres): * 23.75
Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA
Overlay: N/A Tree Survey Provided: Yes: N/A
Required Rezoning Pre-Application Meeting* with: Michael Russell, Solomon Fortune, Charlotte Lamb, Kent Main, Isaiah Washington, and Joshua Weaver
Date of meeting: 10/09/19

(*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 hospital, medical office uses, other medical related uses, and other uses as allowed by the MUDD zoning district.

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

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

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

Telephone Number Fax Number

keithmacvean@mvalaw.com;

dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Novant Health (Attn: Matthew Stiene)

Name of Petitioner

1900 Randolph Road, Ste. 500

Address of Petitioner

Charlotte, NC 28207

City, State, Zip

704.316.4351

Telephone Number

Fax Number

mhstiene@novanthealth.org

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

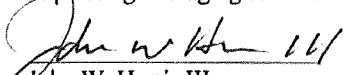
ATTACHMENT A

REZONING PETITION NO. 2019-____
Novant Health

OWNER JOINDER AGREEMENT
University Investors LLC

The undersigned, as the owner of the parcel of land located at 9831 N Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 047-441-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MUDD-O zoning district to the MUDD-O SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This ____ day of _____, 2019.

University Investors LLC
By: Lincoln Harris LLC, its Manager
By: The Harris Group of Carolinas, Inc.,
its Operating Managing Member
By: 
Name: John W. Harris III
Its: President

ATTACHMENT B

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

Petitioner:

Novant Health

By:

Name: MATTHEW STIEME
Title: VP CONSTRUCTION AND
ENGINEERING

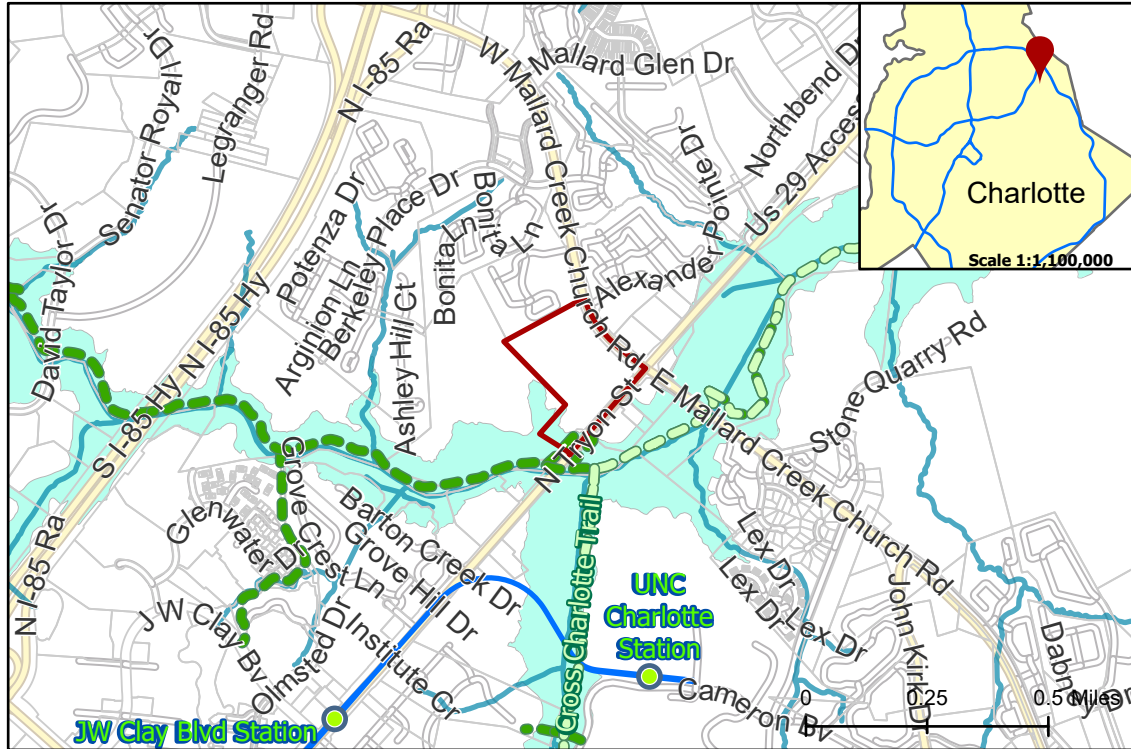
2019-163: Novant Health

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

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

Approximately 23.75 acres

Location of Requested Rezoning



Rezoning Map

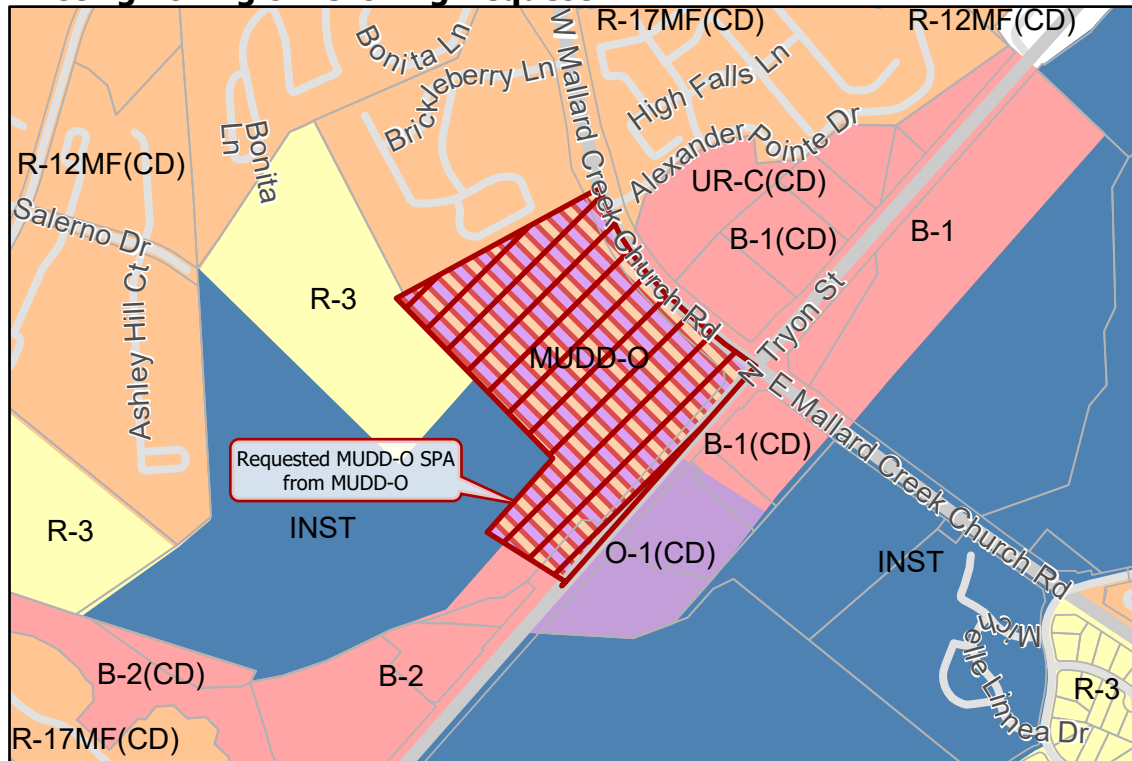


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Mixed Use



Map Created 11/25/2019

**REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-164
Date Filed: 6/29/2019
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: PDAN Holdings, LLC

Owner's Address: 13016 Eastfield Rd., Ste. 200-263 City, State, Zip: Huntersville, NC 28078

Date Property Acquired: 07/18/2019

Property Address: 3900 Johnston Oehler Rd. Charlotte, NC 28269

Tax Parcel Number(s): 02930131

Current Land Use: Single Family- Detached Size (Acres): ±1.100 AC

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

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

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

Date of meeting: 9/25/2019

(*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? No Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow for the development of up to eight (8) attached single family residential dwelling units.

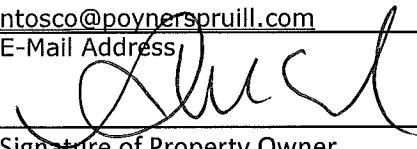
Nick Tosco
Name of Rezoning Agent

301 S. College St., Suite 2900
Agent's Address

Charlotte, NC, 28202-6021
City, State, Zip

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

ntosco@poynerpruill.com
E-Mail Address


Signature of Property Owner

PDAN Holdings, LLC by Daniel L. McCahan, Manager
(Name Typed / Printed)

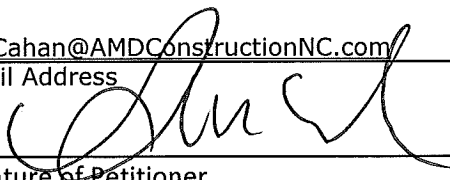
PDAN Holdings, LLC
Name of Petitioner(s)

13016 Eastfield Rd., Ste. 200-263
Address of Petitioner(s)

Huntersville, NC 28078
City, State, Zip

704-309-6467
Telephone Number Fax Number

DMcCahan@AMDCConstructionNC.com
E-Mail Address


Signature of Petitioner

PDAN Holdings, LLC by Daniel L. McCahan, Manager
(Name Typed / Printed)

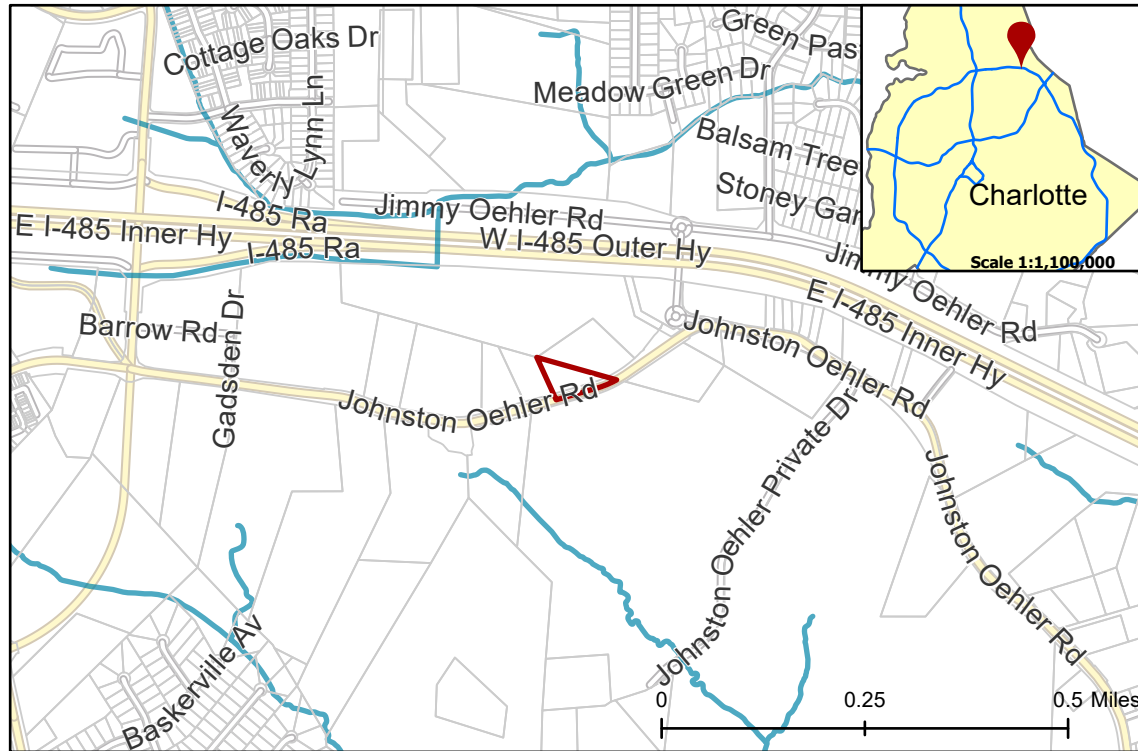
2019-164: PDAN Holdings, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 1.1 acres

Location of Requested Rezoning



Rezoning Map

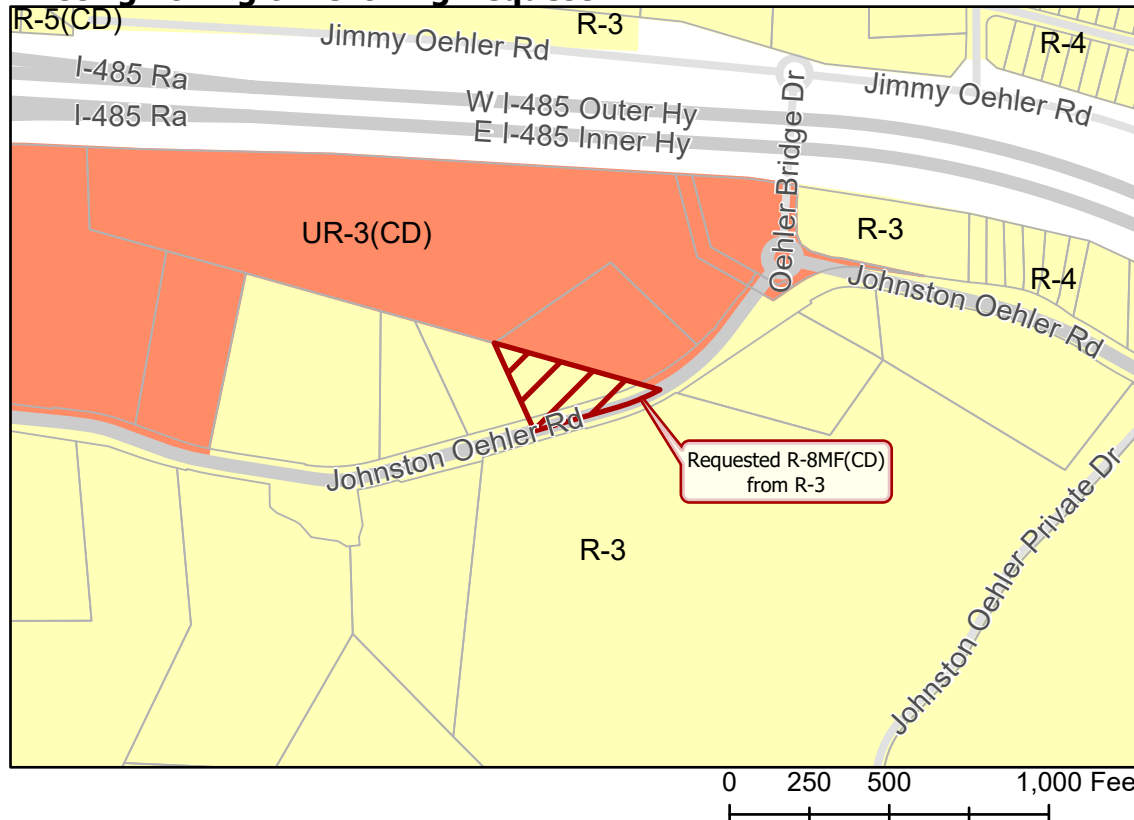


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

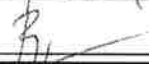
- Single Family
- Urban Residential



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-165

Petition #:	_____
Date Filed:	11/1/2019
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: TWRC LLC; 2022 W Morehead St LLC; Toll LLC; GMHP LLC;
Donald & Brittany Platt

Owner's Address: 2016 W Morehead St; 2071 Millerton Ave City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 1/22/08; 6/26/07; 8/07/07; 8/31/07; 6/03/19; 10/09/17

Property Address: 2016²⁰¹⁸, 2116, 2124 W Morehead St; 2310, ~~2053~~²⁰⁵³ Morton St; 2041, 2063, 2071 Millerton Ave

Tax Parcel Number(s): 06704515, 06704517, 06704514, 06704513, 06704511, 06704518, 06704519, 06704520,
06704501,
06704502

Current Land Use: Commercial, Vacant, Residential Size (Acres): 4 +/- ~~0.18~~ acres

Existing Zoning: I-1, R-5, R-22MF & O-2 Proposed Zoning: TOD-CC

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Jason Prescott, Dave Pettine, and Carlos Alzate
Date of meeting: 10/22/19

(*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): NA

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & Brittany Lins
Name of Rezoning Agent

1420 E. 7th 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

See Attached Joinder Agreements
Signature of Property Owner

See Attached Joinder Agreements
(Name Typed / Printed)

Wood Partners
Name of Petitioner(s)

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

Charlotte, NC 28202
City, State, Zip

704-688-6560 Fax Number
Telephone Number
tom.burkert@woodpartners.com
E-Mail Address



Signature of Petitioner

Tom Burkert
(Name Typed / Printed)

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of that parcel of land located at 2063 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-01 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



GMHP LLC

REZONING PETITION NO. 2019-_____

WOOD PARTNERS

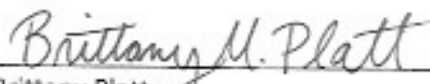
Joinder Agreement

The undersigned as the owners of that parcel of land located at 2071 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-02 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment.

This 26 day of November, 2019.



Donald Richard Platt, Jr.

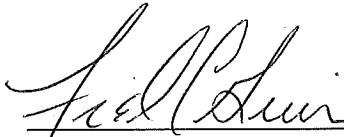


Brittany Platt

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2016 West Morehead Street, 2041 and 2053 Millerton Avenue, and unnumbered parcel in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-15, 067-045-18, 067-045-19, and 067-045-20 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



TWRC LLC

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of that parcel of land located on West Morehead Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-17 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



2022 W Morehead St LLC

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2116 and 2124 West Morehead Street and 2310 Morton Street in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-14, 067-045-13, and 067-05-11 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



TOLL LLC

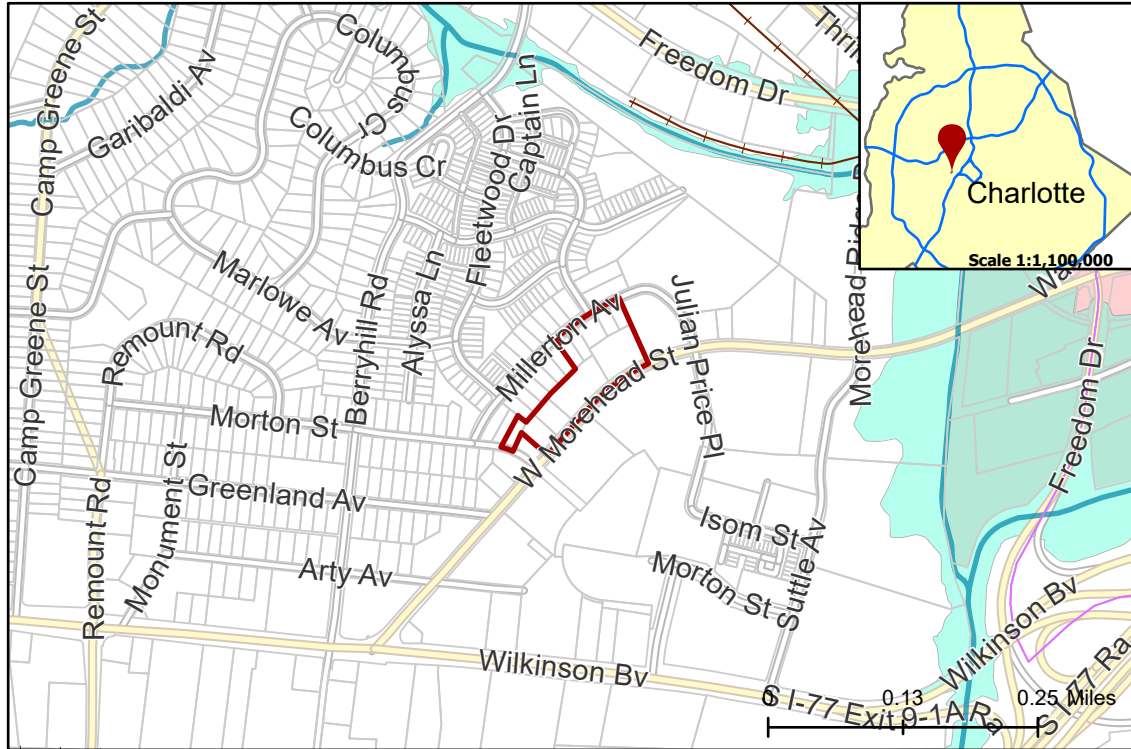
2019-165: Wood Partners

Current Zoning R-5 (Single Family Residential), I-1 (Light Industrial), R-22MF (Multi-Family Residential), O-2 (Office)

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

Approximately 4.0 acres

Location of Requested Rezoning



Rezoning Map

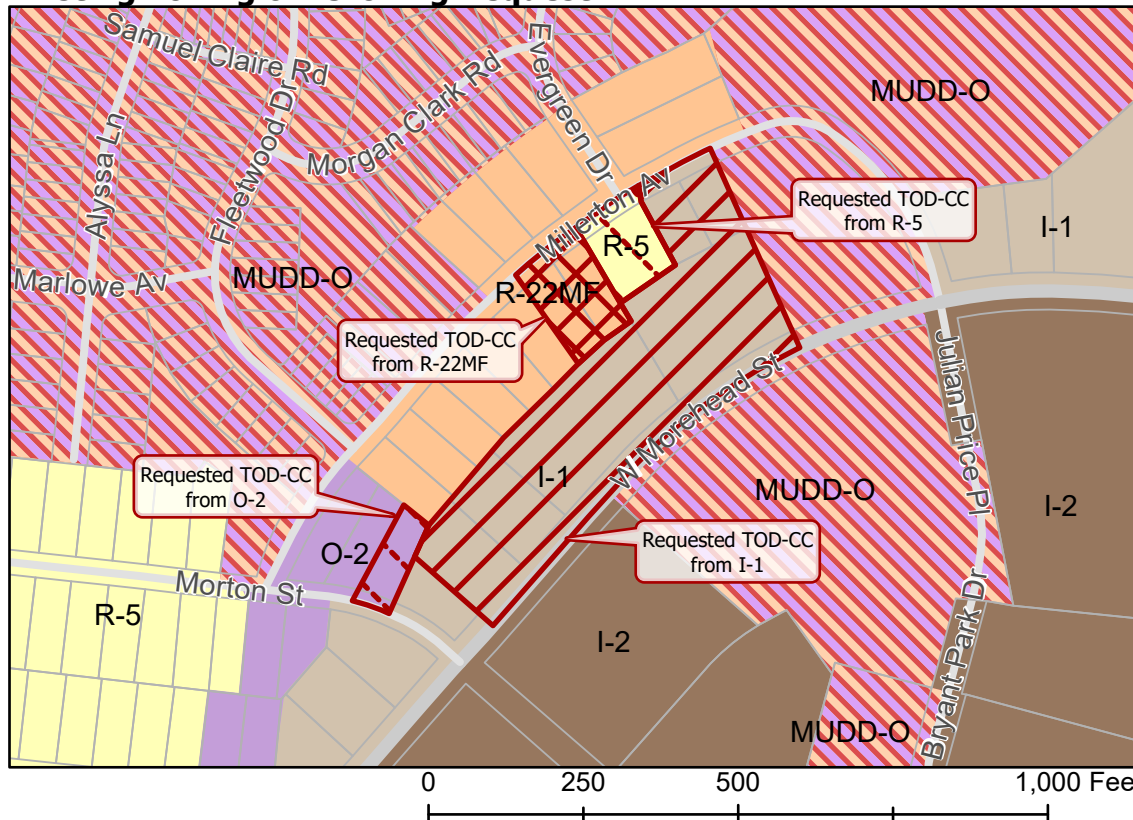


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West Morehead
- Historic Districts
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-1
- Requested TOD-CC from O-2
- Requested TOD-CC from R-22MF
- Requested TOD-CC from R-5

Zoning Classification

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



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-166
Date Filed: 11/1/2019
Received By: Rt

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A Attached

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

Date Property Acquired: See Exhibit A Attached

Property Address: See Exhibit A Attached

Tax Parcel Number(s): 187-071-19 and 187-071-16

Current Land Use: Single Family and Duplex Size (Acres): 1.6-acres

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Molly Haynes and Scott Corell

Date of meeting: 10.15.2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan:

To accommodate the proposed development of multi-family townhomes.

Urban Design Partners
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

See attached documents.
Signature of Property Owner

(Name Typed / Printed)

Canopy CLT
Name of Petitioner(s)

401 Hawthorne Lane Suite 110
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704-968-1427
Telephone Number Fax Number

chad@canopyclt.com
E-Mail Address

Chad Faglier
Signature of Petitioner

Chad Faglier
(Name Typed / Printed)

Exhibit A to Rezone Application Filed by Canopy CLT

Property Owner Information, Acquisition Dates and Property Addresses

I. Property Owner Information and Acquisition Dates

Tax Parcel No. 187-071-19

Bryant P. Marks
4725 Providence Road
Charlotte, NC 28226

Date Property Acquired: 02/15/2002

Tax Parcel No. 187-071-16

Brenda and James Rorie
10630 Newberry Park Lane
Charlotte, NC 28277

Date Property Acquired: 05/06/2004

II. Addresses of Parcels

4725 and 4701 Providence Road

Rezoning Application
Canopy CLT, Petitioner
Joiner Agreement

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 187-071-19 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.

187-071-19

Bryant P. Marks:

Signature: Bryant Marks

Name (Printed): Bryant Marks

Title: _____

Date: 10-30-2019

187-071-16

Brenda Rorie:

Signature: Brenda Rorie

Name (Printed): Brenda Rorie

Title: _____

Date: 10-31-2019

187-071-16

James Rorie:

Signature: James Rorie

Name (Printed): James Rorie

Title: _____

Date: 10-31-2019

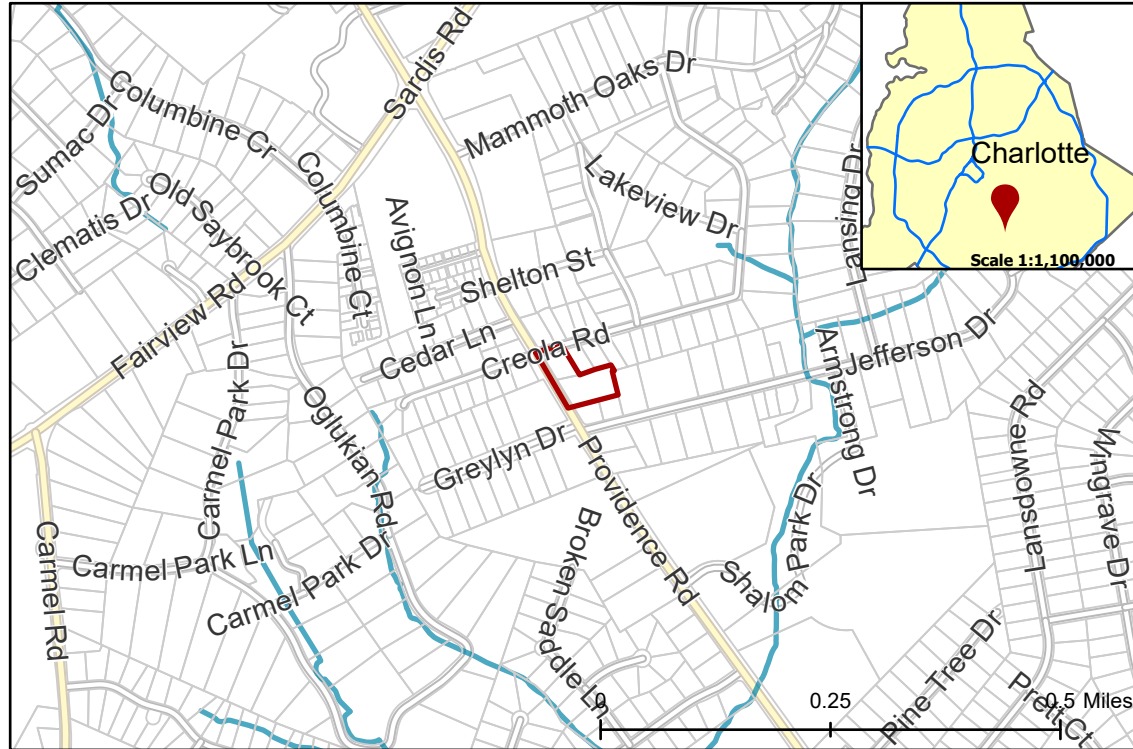
2019-166: Canopy CLT

Current Zoning R-3 (Single Family Residential)

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

Approximately 1.6 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

Inside City Limits

Parcel

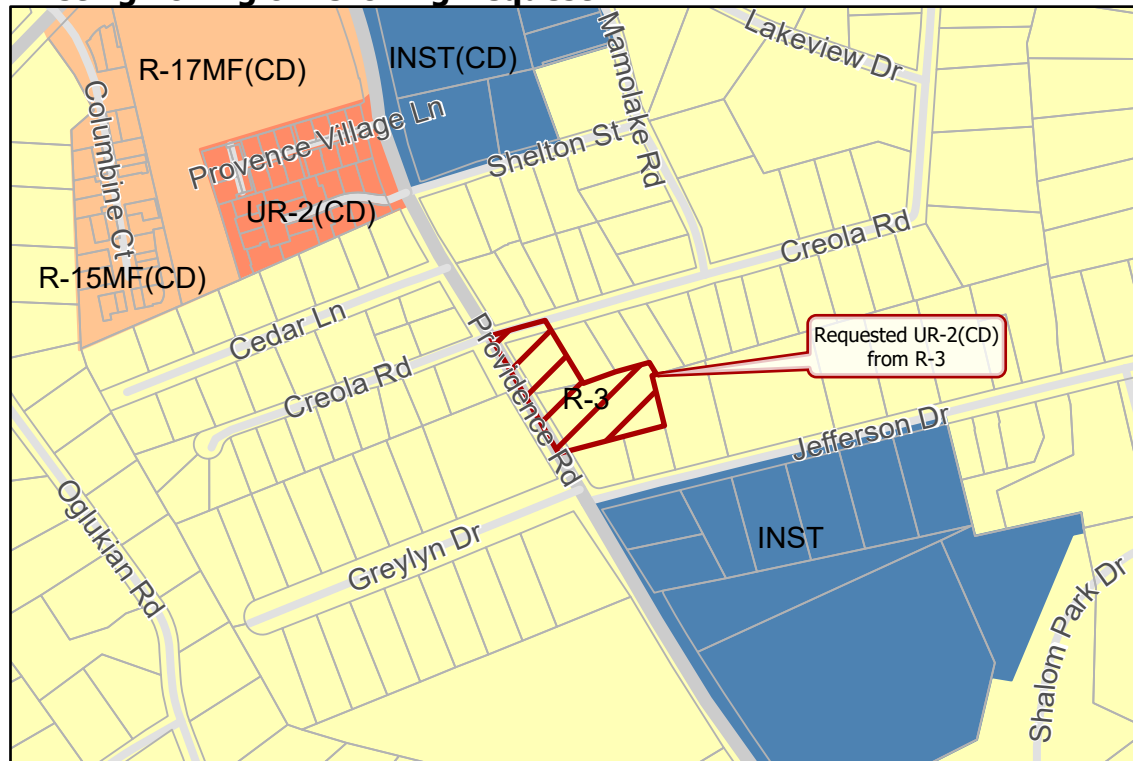
Streams

City Council District

6-Tariq Bokhari



Existing Zoning & Rezoning Request



Requested UR-2(CD) from R-3

Zoning Classification

Single Family

Multi-Family

Urban Residential

Institutional



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-167
Petition #: _____
Date Filed: 11/1/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Community Building Investments LLC; Michael T. Whitehead

Owner's Address: 5901 Sardis Rd; 222 S Caldwell St Unit 1509 City, State, Zip: Charlotte, NC 28270, 28202

Date Property Acquired: 10/22/2008; 4/30/2014

Property Address: 539 State Street and 532 Katonah Avenue

Tax Parcel Number(s): 07107214 and 07107215

Current Land Use: Industrial; Residential; Vacant Size (Acres): +/- 0.7 acres

Existing Zoning: I-2, R-8 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Dave Pettine, Alberto Gonzalez, Rick Grochoske
Date of meeting: 10/15/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate an affordable housing multi-family residential development

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th 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 Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Grubb Management, LLC

Name of Petitioner(s)

4601 Park Road, Suite 450

Address of Petitioner(s)

Charlotte, NC 28209

City, State, Zip

704-372-5616

Telephone Number Fax Number

EApplefield@grubbproperties.com

E-Mail Address


Signature of Petitioner

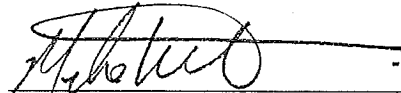
Eric Applefield

(Name Typed / Printed)

REZONING PETITION NO. 2019-_____
Grubb Properties
Joinder Agreement

The undersigned as the owner of that parcel of land located at 539 State Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-14 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 31st day of October, 2019.




Community Building Investments LLC

REZONING PETITION NO. 2019-_____
Grubb Properties
Joinder Agreement

The undersigned as the owner of that parcel of land located at 532 Katonah Avenue Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-15 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 31 day of October, 2019.



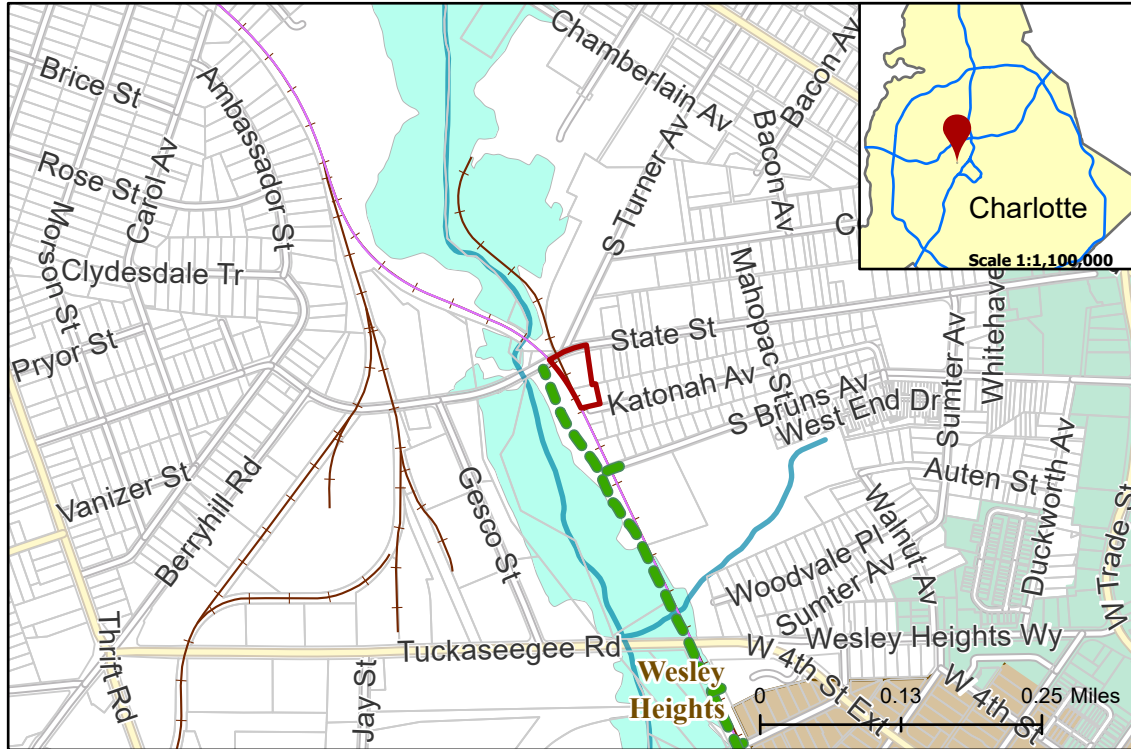
Michael T. Whitehead

2019-167: Grubb Management, LLC

Current Zoning R-8 (Single Family Residential), I-2 (Light Industrial)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 0.7 acres

Location of Requested Rezoning



Rezoning Map



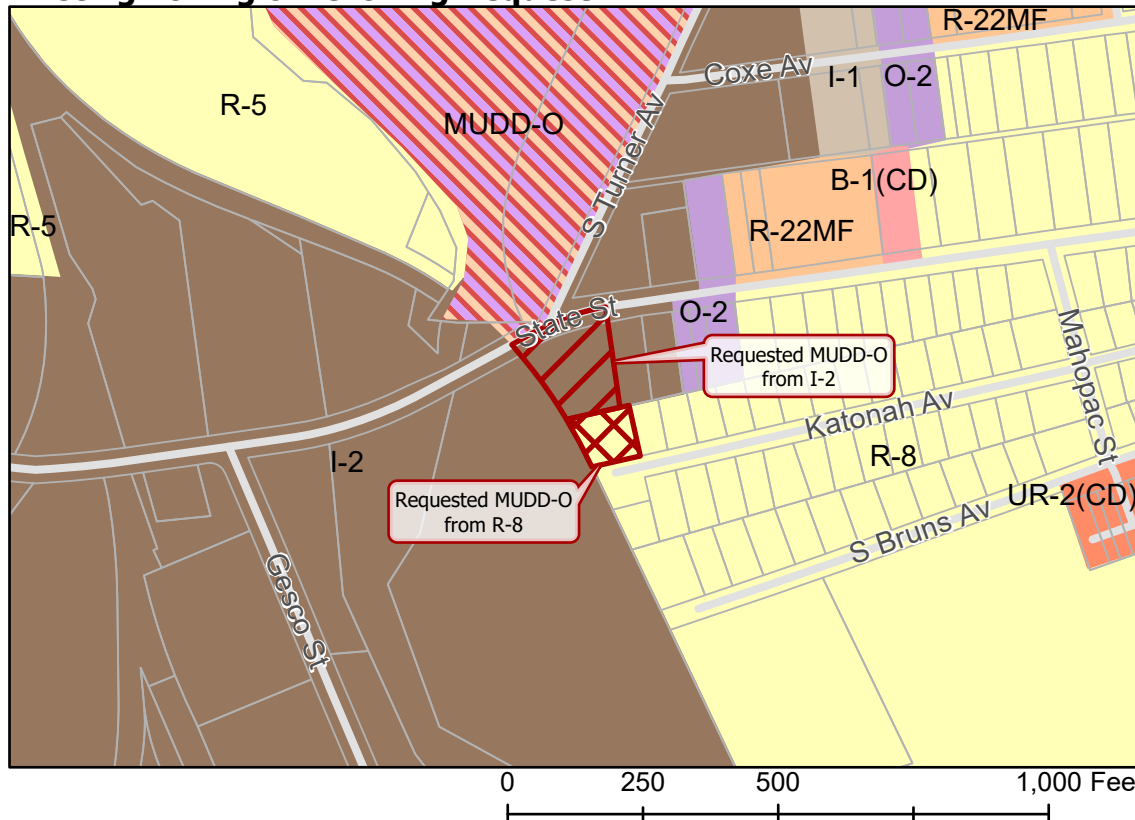
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- Historic Districts

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2
- Requested MUDD-O from R-8

Zoning Classification

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



Map Created 11/25/2019

I. REZONING APPLICATION CITY OF CHARLOTTE

2019-168

Petition #: _____
Date Filed: 11/1/2019
Received By: BK

DECEASED

Complete All Fields (Use additional pages if needed)

Property Owner: 1) GILBERT & SUE PICKLESIMER 2) OAK HILLS, INC.
Owner's Address: 1) 3940 Oakdale Road 1) Charlotte, NC 28216
2) PO BOX 680008 2) Charlotte, NC 28216
City, State, Zip: _____
Date Property Acquired: 1975, 1975, 2005, and 2005
Property Address: 3418 Oakdale Road, Charlotte, NC 28216
Tax Parcel Number(s): 03325102, 03325104, 03325118, 03325103
Current Land Use: Single Family Residential Size (Acres): +/-22.87 acres
Existing Zoning: R-3 Proposed Zoning: MX-2(CD)
Overlay: Lake Wylie PA Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: North Planning Area (Michael Russell)
Date of meeting: 10/2/2019

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): n/a
Purpose/description of Conditional Zoning Plan: To accommodate a residential community on the site compromised of duplex dwelling units

ColeJenest & Stone

Name of Rezoning Agent
200 S. Tyron Street, Suite 1400
Agent's Address
Charlotte, NC 28202
City, State, Zip
704.971.4538
Telephone Number Fax Number
spaone@colejeneststone.com
E-Mail Address

1. 2.

Signature of Property Owner

GILBERT PICKLESIMER

(Name Typed / Printed)

GILBERT PICKLESIMER
OWNER AND MANAGER
OF OAK HILLS, INC.

Suncrest Real Estate and Land

Name of Petitioner(s)
2701 East Camelback Rd #180
Address of Petitioner(s)
Biltmore Park, Phoenix, Arizona 85016
City, State, Zip
630.363.6401
Telephone Number Fax Number
CWerner@suncrestreal.com
E-Mail Address

Casey Werner

Signature of Petitioner

Casey Werner, PE

(Name Typed / Printed)

2019-168: Suncrest Real Estate and Land

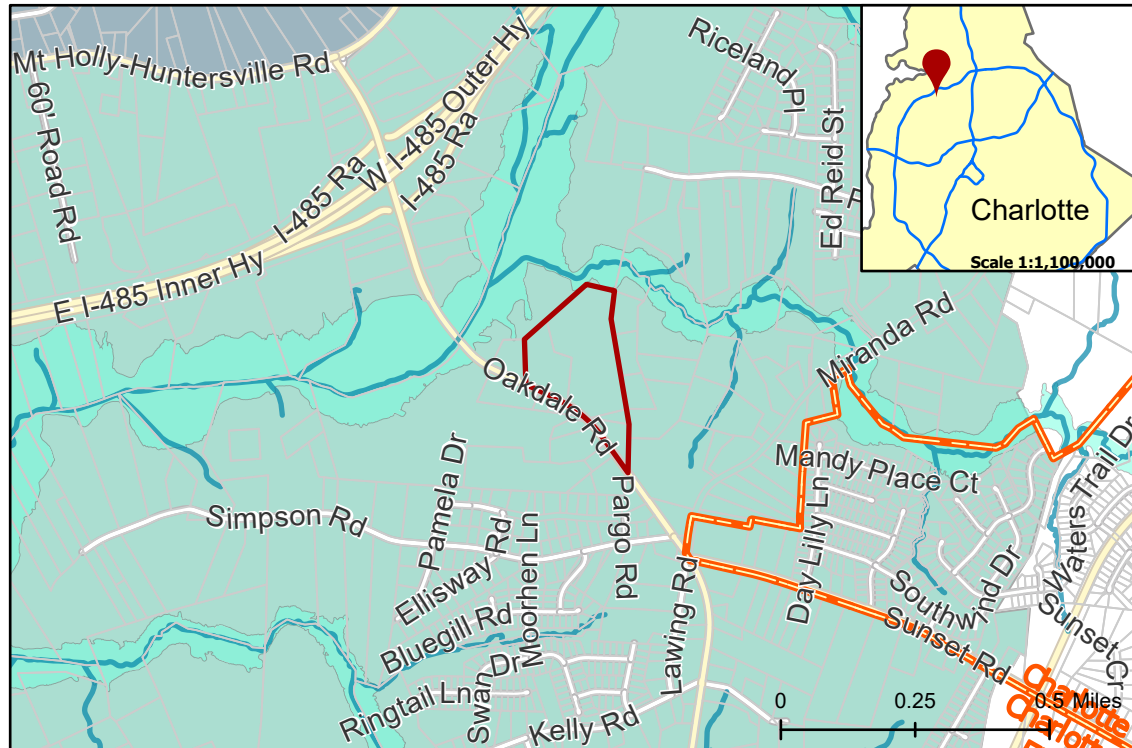
Rezoning Map

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

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

Approximately 22.87 acres

Location of Requested Rezoning



Outside City Limits

Parcel

Streams

FEMA Flood Plain

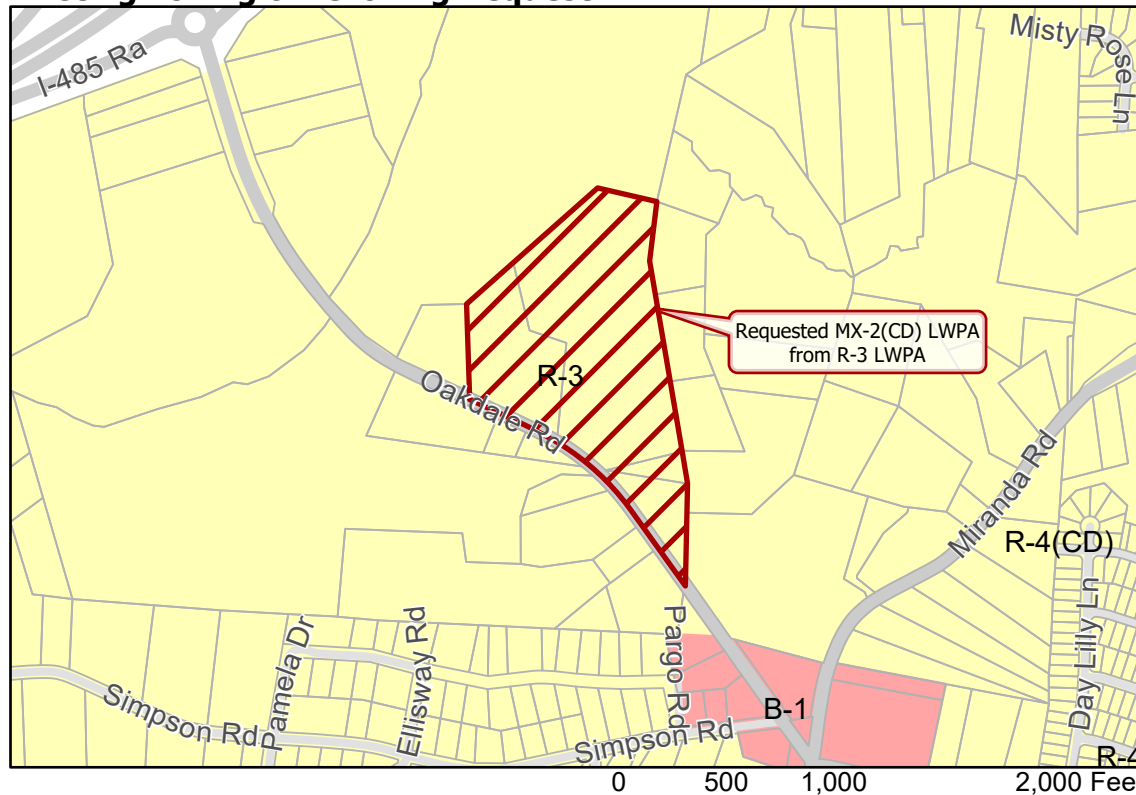
Watershed Overlay

Lake Wylie - Protected Area

Mtn. Island lake - Critical Area



Existing Zoning & Rezoning Request



Requested MX-2(CD) LWPA from R-3 LWPA

Zoning Classification

Single Family

Business



Map Created 11/25/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-169

Petition #: _____
Date Filed: 11/5/2019
Received By: BS

Complete All Fields (Use additional pages if needed)

Property Owner: Donna & Brenda Garrison; Mary T. Garrison, REV/TST;
Mallard Creek Charlotte NC; Roger & Vickey Benfield

Owner's Address: 6215 North Rd; 901 Wabash Ave, Ste 300; 2200 Odell School Rd
City, State, Zip: York, SC 29745; Terre Haute, IN 47807; Charlotte, NC 28262

Date Property Acquired: 10/10/1991; 10/15/1992; 1/21/1976

Property Address: unnumbered, 2301, 2401, 2200 Odell School Rd

Tax Parcel Number(s): 029-201-24; 029-664-05; 029-664-06; 029-664-04; 029-171-03; and 029-171-21

Current Land Use: vacant, agriculture, single-family residential Size (Acres): 15.9 acres

Existing Zoning: CC Proposed Zoning: CC(SPA)

Overlay: none Tree Survey Provided: Yes: X N/A: _____

Required Rezoning Pre-Application Meeting: Solomon Fortune, Michael Russell, Isaiah Washington, Kent Main, Josh Weaver
Date of meeting: 10/9/19

(*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): yes, 5 years

Purpose/description of Conditional Zoning Plan: to accommodate an integrated multi-family residential development
within the broader mixed use center, with flexibility for additional commercial uses

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th 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 Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Thompson Thrift Development Inc.

Name of Petitioner(s)

111 Monument Circle, Suite 1600

Address of Petitioner(s)

Indianapolis, IN 46204

City, State, Zip

317-671-7223

Telephone Number

317-454-8026

Fax Number

bwilliams@thompsonthrift.com

E-Mail Address

Brad Williams

Signature of Petitioner

Brad Williams

(Name Typed / Printed)

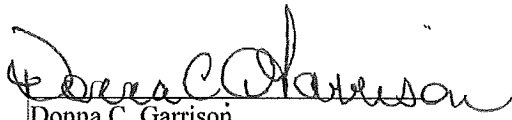
REZONING PETITION NO. 2019-xxx

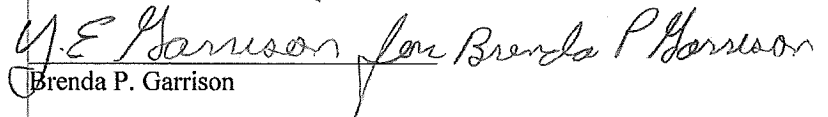
THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located on Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-664-04 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7TH day of AUGUST, 2019


Donna C. Garrison


Brenda P. Garrison

REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located on Odell School Road in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 029-201-24, 029-664-05, and 029-664-06 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7TH day of AUGUST, 2019

M. E. Garrison, Trustee
M. E. Garrison Rev/Trust Garrison

M. E. Garrison, Trustee
Marry T Garrison Rev/Trust

REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 2200 Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-21 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7th day of August, 2019


Roger L. Benfield


Vickey L. Benfield

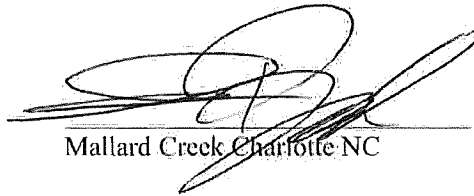
REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located on Mallard Creek Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15th day of AUGUST, 2019



Mallard Creek Charlotte NC

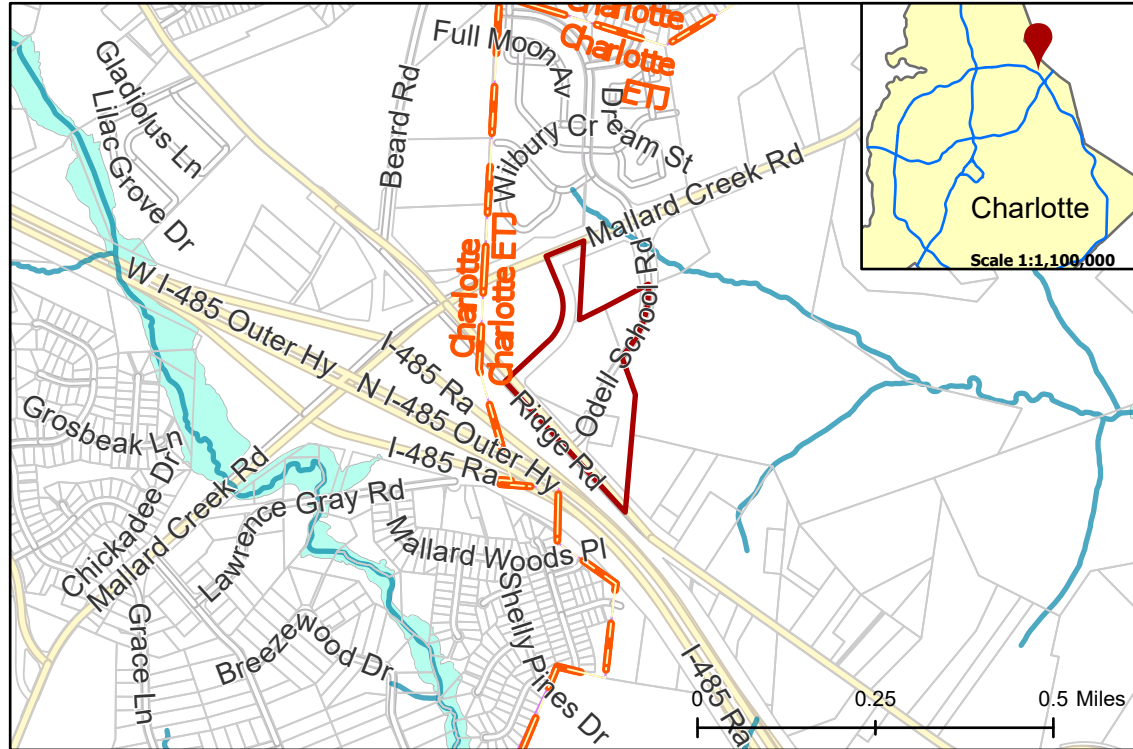
2019-169: Thompson Thrift Development Inc.

Current Zoning CC (Commercial Center)

Requested Zoning CC SPA (Commercial Center, Site Plan Amendment)

Approximately 15.9 acres

Location of Requested Rezoning



Rezoning Map

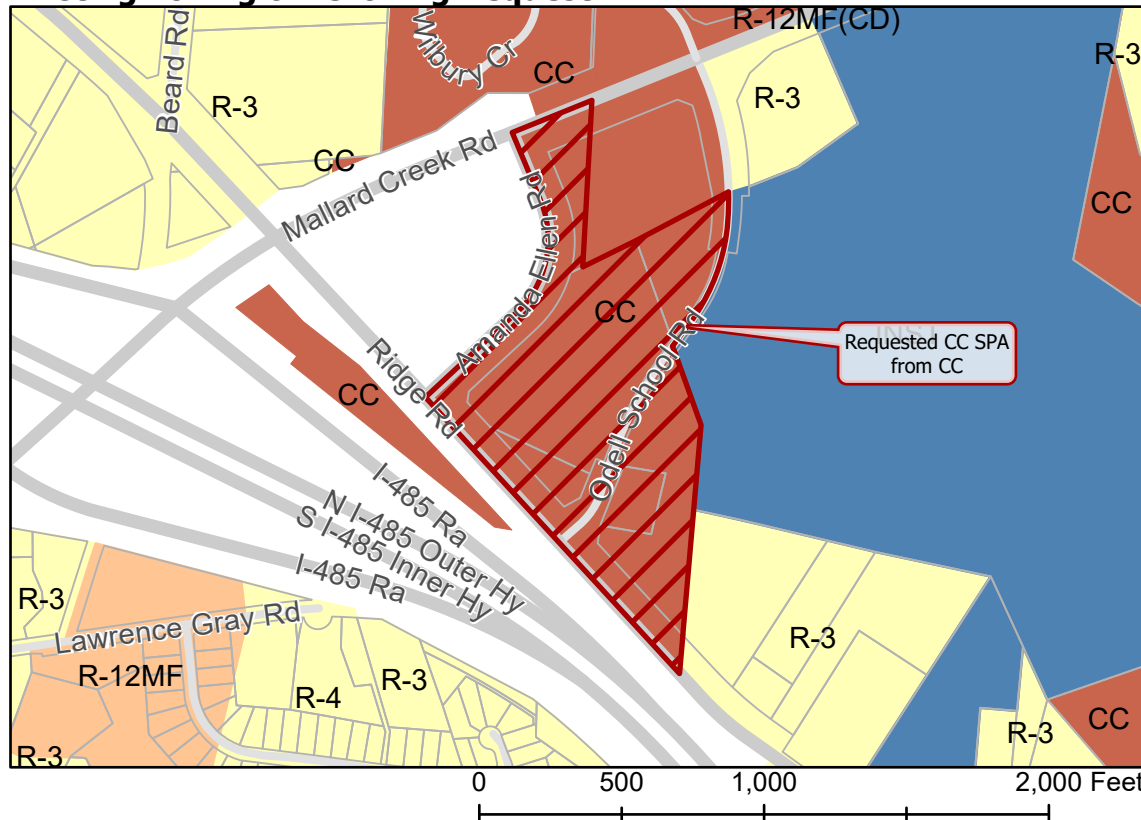


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

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



Existing Zoning & Rezoning Request



- Requested CC SPA from CC

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Commercial Center



Map Created 11/25/2019