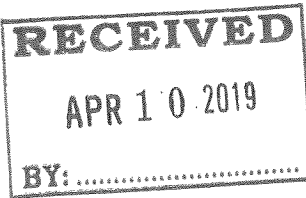


# Rezoning Petition Packet

**Petitions:**  
**2019-065 through 2019-069**

Petitions that were submitted in May 2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-065

Petition #:	
Date Filed:	4/16/2019
Received By:	BT

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

Property Owner: City of Charlotte

Owner's Address: 600 East Fourth St City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 07/02/1997

Property Address: 8474 Tuckaseegee Rd.

Tax Parcel Number(s): 05537121 (portion to be bordered by Wilkinson Blvd, Todd Road and Tuckaseegee Road)

Current Land Use: Vacant Size (Acres): +/- 15.17 acres

Existing Zoning: B-2 Proposed Zoning: I-2

Overlay: Lower Lake Wylie, PA and West Side Strategic Plan Tree Survey Provided: Yes: yes N/A:

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Jason Prescott, Grant Meacci,  
Date of meeting: February 5, 2019 and Carlos Alzate

(\*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:

Stuart Hair  
Name of Rezoning Agent

5601 Wilkinson Blvd.  
Agent's Address

Charlotte, NC 28208  
City, State, Zip

704-359-4895  
Telephone Number

Fax Number

sphair@cltairport.com  
E-Mail Address

  
Signature of Property Owner

Stuart Hair  
(Name Typed / Printed)

Charlotte Douglas International Airport  
Name of Petitioner(s)

5601 Wilkinson Blvd.  
Address of Petitioner(s)

Charlotte, NC 28208  
City, State, Zip

704-359-4895  
Telephone Number

Fax Number

sphair@cltairport.com  
E-Mail Address

  
Signature of Petitioner

Brent Cagle  
(Name Typed / Printed)

RECEIVED

APR 15 2019

BY: .....

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

2019-066

4/15/2019

h

Property Owners: TCB NODA Mills, LLC

Owner's Addresses: 1003 K St NW, Ste 700, Washington, DC 20001

Date Properties  
Acquired: 07/18/2011

Property Addresses: 405 R 36<sup>th</sup> Street, Charlotte, NC 28205

Tax Parcel Numbers: portion of 091-101-54

Current Land Use: vacant (Acres): ±.177

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

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

Required Rezoning Pre-Application Meeting\* with: Sonia Sanders, Mandi Rosen, Carlos Alzate, and Grant Meacci

Date of meeting: March 19, 2019

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: N/A

**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

**FCP (Attn: Ross Magette)**  
Name of Petitioner

**4445 Willard Avenue, Ste 900**  
Address of Petitioner

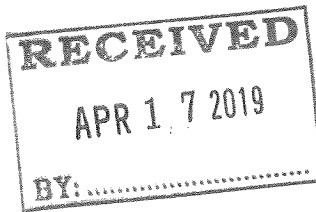
**Chevy Chase, MD 20815**  
City, State, Zip

**240.395.2035**  
Telephone Number Fax Number

rmagette@fcpcdc.com  
E-mail Address

  
Signature of Petitioner

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-067

Petition #: \_\_\_\_\_  
Date Filed: 4/17/2019  
Received By: BH

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

Property Owner: Worthington Avenue Partners

Owner's Address: 215 E Worthington Avenue City, State, Zip: Charlotte, NC 28203

Date Property Acquired: April 26, 2013

Property Address: 215 E Worthington Avenue

Tax Parcel Number(s): 12105402

Current Land Use: Iron Tribe Fitness Size (Acres): .15 acres

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

Overlay: Southend Transit Station Area Plan / DILWORTH H.D. Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Carlos Alzate, Grant Meacci, Catherine Mahoney, Kirsty Sanchez

Date of meeting: April 10, 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: \_\_\_\_\_

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

Caren Wingate

(Name Typed / Printed)

J D Brooks

Name of Petitioner(s)

215 E Worthington Avenue

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704-562-3754

Telephone Number

Fax Number

jdbrooks@irontribefitness.com

E-Mail Address

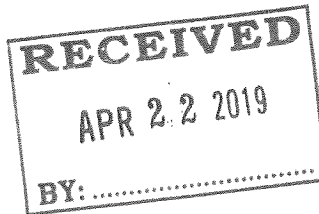
[Signature]

Signature of Petitioner

J D Brooks

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-068

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

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

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 205-102-07, 205-102-08, 205-102-09, 205-102-10 and 205-102-06

Current Land Use: Vacant Single Family Residential Size (Acres): +/- 6.167 acres

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Jason Prescott, Carlos Alzate et al.

Date of meeting: March 26, 2019

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

**For Conditional Rezonings Only:**

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

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

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

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

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

Chelsea Building Group, LLC (c/o Joe Fontana)  
Name of Petitioner(s)

131 Matthews Station Street, Suite 2A  
Address of Petitioner(s)

Matthews, NC 28105  
City, State, Zip

980-221-0500  
Telephone Number Fax Number

jfontana@chelseabuildinggroup.com  
E-Mail Address

CHELSEA BUILDING GROUP, LLC  
By: [Signature]  
Signature of Petitioner

Joe Fontana  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by Chelsea Building Group, LLC**

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

**Tax Parcel No. 205-102-07**

Robert Eugene Davis  
9725 China Grove Church Road  
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: None

**Tax Parcel No. 205-102-08**

Frances Elizabeth Davis Webb  
c/o Robert Davis  
9725 China Grove Church Road  
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: 9733 China Grove Church Road

**Tax Parcel No. 205-102-09**

Robert S. Webb and Frances D. Webb  
3606 Wabash Avenue  
Baltimore, MD 21215

Acquisition Date: September 21, 1965

Site Address: 9739 China Grove Church Road

**Tax Parcel No. 205-102-10**

Walter Lewis Davis  
9725 China Grove Church Road  
Pineville, NC 28134

Acquisition Date: August 30, 1967 Per Polaris

Site Address: 9819 Packard Street

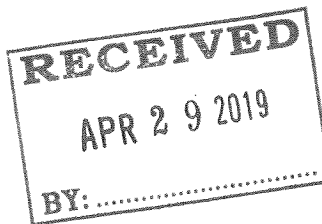
**Tax Parcel No. 205-102-06**

Frances Elizabeth Davis Webb  
3606 Wabash Avenue  
Baltimore, MD 21215

Acquisition Date: No information on Polaris

Site Address: None

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-069

Petition #:	
Date Filed:	4/29/2019
Received By:	BH

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

Property Owner: Roma Homes LLC & Lien Thi Bragg

Owner's Address: 3415 Holt Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 6/14/2018

Property Address: 720, 724 & 730 East 36th Street Charlotte, NC 28105

Tax Parcel Number(s): 083-087-08, 083-087-07, 083-087-06

Current Land Use: Vacant and Single Family Residential Size (Acres): .9ac

Existing Zoning: R-5 Proposed Zoning: TOD-NC

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

Required Rezoning Pre-Application Meeting\* with: Grant Meacci, Sonja Sanders, Molly Haynes

Date of meeting: 4/11/2019

(\*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:     

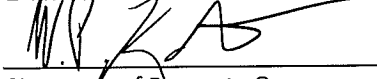
Paul Pennell - Urban Design Partners  
Name of Rezoning Agent

1318-e6 Central Ave  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303  
Telephone Number Fax Number

Paul@Urbandesignpartners.com  
E-Mail Address

  
Signature of Property Owner

Bill Katsaros - Roma Homes LLC  
(Name Typed / Printed)

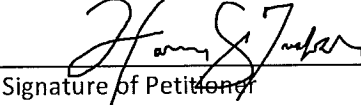
Harrison Tucker - CoHab LLC  
Name of Petitioner(s)

1918 Beverly Drive  
Address of Petitioner(s)

Charlotte, NC 28207  
City, State, Zip

704-995-2254  
Telephone Number Fax Number

HTucker@cohabdev.com  
E-Mail Address

  
Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)



**Attachment A**  
**Rezoning Petition Joinder Agreement**

**CoHab LLC**

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 083-087-07 & 083-087-07 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.

Lien Thi Bragg:

Signature: \_\_\_\_\_

Name (Printed): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_