

Petition #: 2019-080
Date Originally Filed: 5/7/2019
Date Amended: 8/5/2019
Received By: J. Kinley

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete All Fields
(Use additional pages if needed)

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

To add parcel 159-061-14 (4329 Monroe Road) into rezoning plan

For Conditional Rezoning Only:

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

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

Owner's Address: 2824 Briarcliff Pl; 1355 Greenwood Cliff, Ste 300; 1630 Delane Ave; 251 Huntley Place
City, State, Zip: Charlotte, NC 28207; 28204; 28211

Date Property Acquired: 9/27/17; 11/9/18; 9/21/18; 8/3/17; 2/16/18; 9/24/18; 12/7/17; 9/22/04; 8/20/01; 8/3/17; 3/3/2008

Location of Property (Address or Description): 700 Char Meck Ln; unnumbered parcels; 4336, 4400 and 4404 Commonwealth Ave; 4329 Monroe Road

Tax Parcel Number(s): 159-061-03, 159-061-32, 159-061-29, 159-061-28, 159-061-83, 159-061-76, 159-061-31, 159-061-71, 159-061-14

Current Land Use: Vacant/Residential Size (Acres): +/- 11.7 acres (add .55 acres)

Existing Zoning: R-8MF, R-5, B-1 Proposed Zoning: UR-2(CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.) Tree Survey Provided: Yes N/A

Collin Brown & Bailey Patrick, Jr.
Name of Rezoning Agent

Shea Homes
Name of Petitioner(s)

214 N Tryon Street, 47th Floor
Agent's Address

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

Charlotte, NC 28202
City, State, Zip


Charlotte, NC 28226
City, State, Zip

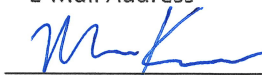
704-331-7531
Telephone Number Fax Number

704-319-5000
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

matt.kearns@sheahomes.com
E-Mail Address


Signature of Property Owner(s)
DAVID ERDMAN, owner, 4329 Monroe Rd.
(Name Typed/Clearly Printed)


Signature of Petitioner
Matt Kearns, Shea Homes
(Name Typed/Clearly Printed)

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

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

This 7 day of May, 2019


Black Owl LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

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

This 7 day of MAY, 2019


Seahawk Partner Holdings LLC


REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

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

This 7 day of May, 2019



Red Bear LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

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

This 7 day of MAY, 2019


Black Owl LLC


CDF Selwyn Holdings LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

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

This 3 day of May, 2019

Buckhead Capital LLC by Ken Browder
Buckhead Capital LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

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

This 7th day of May, 2019



Samson Properties LLC