

2019-178

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/27/2019</u>
Received By:	<u>[Signature]</u>

**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): 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 & 069-041-36

Current Land Use: Vacant industrial Size (Acres): +/- 11.476 acres

Existing Zoning: I-2 (CD) Proposed Zoning: UR-C (CD)

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

Required Rezoning Pre-Application Meeting\* with: Lisa Arnold, Alberto Gonzalez, and Jason Prescott  
Date of meeting: September 24, 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 single family attached (townhome) dwelling units and potential non-residential uses 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

See Attached Joinder Agreements  
Signature of Property Owner

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

DRB Group (c/o James Martin)  
Name of Petitioner(s)

227 West Trade Street, Suite 1000  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-378-8498 Ext. 5502  
Telephone Number Fax Number

jmartin@drbgroup.com  
E-Mail Address

DRB GROUP  
By: [Signature]  
Signature of Petitioner

Scott Widener  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by DRB Group**

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

**Tax Parcel No. 069-041-34**

Hemingway Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 152 Judson Avenue

**Tax Parcel No. 069-041-44**

Hemingway Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 2919 West Trade Street

**Tax Parcel No. 069-041-35**

Hemingway Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: Judson Avenue

**Tax Parcel No. 069-041-28**

Regal Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28208

Acquisition Date: May 9, 2013

Site Address: Rozzelles Ferry Road

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**Tax Parcel No. 069-041-33**

Regal Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

**Tax Parcel No. 069-041-32**

Regal Joan, LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

**Tax Parcel No. 069-041-37**

TRSTE III Kannapolis LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: Zebulon Avenue

**Tax Parcel No. 069-041-36**

TRSTE III Kannapolis LLC  
2730 Rozzelles Ferry Road, Suite A  
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: 2659 West Trade Street



**REZONING APPLICATION FILED BY  
DRB GROUP  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-34, 069-041-44 and 069-041-35 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21<sup>st</sup> day of October, 2019.

**HEMINGWAY JOAN, LLC**

**By: RJS Properties, Inc., its Manager**

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY  
DRB GROUP  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-28, 069-041-33 and 069-041-32 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21<sup>st</sup> day of October, 2019.

**REGAL JOAN, LLC**

**By: RJS Properties, Inc., its Manager**

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY  
DRB GROUP  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-37 and 069-041-36 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21<sup>st</sup> day of October, 2019.

**TRSTE III KANNAPOLIS LLC**

**By: RJS Properties, Inc.**

By: 

Name: Robert J. Sweeney, III

Title: Vice President