

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
SEP 20 2016  
BY: \_\_\_\_\_

2016 - 141  
Petition #: \_\_\_\_\_  
Date Filed: 9/20/2016  
Received By: [Signature]

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

Property Owner: See Schedule 1 Attached  
 Owner's Address: See Schedule 1 Attached City, State, Zip: See Schedule 1 Attached  
 Date Property Acquired: See Schedule 1 Attached  
 Property Address: See Schedule 1 Attached  
 Tax Parcel Number(s): See Schedule 1 Attached  
 Current Land Use: See Schedule 1 Attached Size (Acres): 41.49 acres  
 Existing Zoning: See Schedule 1 Attached Proposed Zoning: B-2 (CD)  
 Overlay: N/A (Specify PED, Watershed, Historic District, etc.)  
 Required Rezoning Pre-Application Meeting\* with: Tammie Keplinger, Monica Carney Holmes, Sonja Sanders, Shannon Frye and Amanda Vari  
 Date of meeting: 9/08/2016

(\*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: The rezoning will allow for the expansion and growth of the Hendrick Automotive franchises along Independence Boulevard.

Jeff Brown/Keith MacVean, Moore and Van Allen  
 Name of Rezoning Agent  
100 North Tryon Street, Suite 4700  
 Agent's Address  
Charlotte, NC 28202  
 City, State, Zip  
704-331-1144  
 Telephone Number Fax Number  
jeffbrown@mvalaw.com  
 E-Mail Address  
See Attachments A - C  
 Signature of Property Owner  
See Schedule 1 Attached  
 (Name Typed / Printed)

RENC CH, LLC  
 Name of Petitioner(s)  
6000 Monroe Road, Suite 100  
 Address of Petitioner(s)  
Charlotte, NC 28212  
 City, State, Zip  
704-567-3635 704-566-3295  
 Telephone Number Fax Number  
jennifer.bowers@hendrickauto.com  
 E-Mail Address  
[Signature]  
 Signature of Petitioner  
Gene Cocchi, VP Real Estate  
 (Name Typed / Printed)

**Schedule 1**

<b>Property Owner and Address</b>	<b>Property Address</b>	<b>Tax Parcel Number</b>	<b>Acreage</b>	<b>Date Property Acquired</b>	<b>Existing Zoning Classification</b>
Hassan Radmanesh Nahid Radmanesh 8811 Gruenewald Ln. Charlotte, NC 28210	7510 Wallace Rd	19106106	1.22 Acres	May 28, 1999	UR-2 (CD)
	7600 Wallace Rd	19106108	7.84 Acres	May 28, 1999	UR-2 (CD)
Carolina Evangelistic Association of Charlotte, LLC PO Box 1936 Charlotte, NC 28201	7640 and 7700 Wallace Road	19106107	8.42 Acres	January 1, 1975	R-3
	Lumarka Dr.	19106112	18.02 Acres	December 15, 1977	R-3
	Pebblestone Dr.	19110190	0.64 Acres	December 15, 1977	R-3
Hendrick Automotive Group 6000 Monroe Road Charlotte, NC 28212	Lumarka Dr.	19106121	3.71 Acres	November 9, 1995	B-2 (CD)
	6706 E. Independence Blvd	19106119 (portion of)	4.38 Acres	November 7, 2012	B-2

**ATTACHMENT A**

City of Charlotte

REZONING PETITION NO. (2016-\_\_\_)

**PETITIONER JOINER AGREEMENT**

The undersigned, as the owner of the parcels of land located at 7510 and 7600 Wallace Road that are designated as Tax Parcel Nos. 19106106 and 19106108, respectively, on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the current UR-2 (CD) zoning to the proposed B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13 day of September 2016.

By: Hassan Radmanesh  
Hassan Radmanesh

By: Hassan Radmanesh  
ATTORNEY AT LAW  
Nahid Radmanesh

**ATTACHMENT B**

City of Charlotte

REZONING PETITION NO. (2016-\_\_\_)

PETITIONER JOINER AGREEMENT

**CAROLINA EVANGELISTIC ASSOCIATION OF CHARLOTTE, LLC**

The undersigned, as the owner of the parcels of land located at 7640 and 7700 Wallace Road, Pebblestone Drive, and Lumarka Drive that are designated as Tax Parcel Nos. 19106107, 19106112, and 19110190 respectively, on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the current R-3 zoning to the proposed B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_ day of September 2016.

Carolina Evangelistic Association of Charlotte, LLC

By: *Randy R. Briscoe*

Name: *Randy R. Briscoe*

Its: *Pastor / Chairman of the Board*

**ATTACHMENT C**

City of Charlotte

REZONING PETITION NO. (2016-\_\_\_)

PETITIONER JOINER AGREEMENT

**HENDRICK AUTOMOTIVE GROUP**

The undersigned, as the owner of the parcels of land located at 6706 E. Independence Blvd and Lumarka Drive that are designated as Tax Parcel Nos. 19106121 and 19106119 respectively, on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the current B-2 and B-2 (CD) zoning to the proposed B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13<sup>th</sup> day of September 2016.

Hendrick Automotive Group

By: 

Name: Gene Cocchi

Its: Vice President