

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-146

Petition #: \_\_\_\_\_  
Date Filed: 9/21/2017  
Received By: RH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/residential (Acres): ± 4.35

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

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

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

Date of meeting: 6/13/17

(\*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 parcels with a high quality townhome for sale community.

Keith MacVean & 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)  
704-331-1144 (JB) 704-378-1925 (JB)  
Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com  
E-mail Address

SEE ATTACHMENTS A-D  
Signature of Property Owner

North State Development, LLC (Attn: Shane Seagle)  
Name of Petitioner

16930 W. Catawba Avenue, Ste. 205  
Address of Petitioner

Cornelius, NC 28097  
City, State, Zip

704.902.7412  
Telephone Number Fax Number

sseagle@citisculpt.com  
E-mail Address

SEE ATTACHMENT E  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreeage</b>	<b>Date Acquired</b>
223-141-46	10200 Old Ardrey Kell Rd, Charlotte, NC 28277	Yas Ansari and Armita Marashi	11364 Ballantyne Crossing Ave, Charlotte, NC 28277	.91	3/2/2016
223-141-29	N/A	Jerry W and Peggy J Dorman	10226 Ardrey Kell Rd, Charlotte, NC 28277	1	6/24/1994
223-141-11	10226 Old Ardrey Kell Rd, Charlotte, NC 28277			.47	5/16/1990
223-141-28	N/A	Haskell G and Faye W Earnheart	10304 Ardrey Kell Rd, Charlotte, NC 28277	1	7/5/1997
223-141-09	10304 Old Ardrey Kell Rd, Charlotte, NC 28277			.48	01/01/1975
223-141-10	10236 Old Ardrey Kell Rd, Charlotte, NC 28277	Joseph Craig Stanley	2028 Fitzhugh Ln, Weddington, NC 28104	.49	3/11/1997

**ATTACHMENT A**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Yas Ansari**

The undersigned, as the owner of the parcel of land located at 10200 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-46 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the UR-2(CD) 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 17 day of August 2017.

A handwritten signature in black ink, appearing to read "Yas Ansari", written in a cursive style.

By: Managing Member  
Name: Yas Ansari

**ATTACHMENT B**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Jerry W. and Peggy J. Dorman**

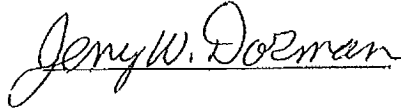
The undersigned, as the owner of the parcel of land located at the

1. 10226 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-11
2. N/A, Charlotte, NC that is designated as Tax Parcel No. 223-141-29

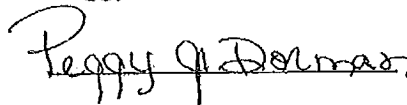
on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of Aug., 2017.

**Jerry W. Dorman**



**Peggy J. Dorman**



**ATTACHMENT C**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Haskell G. and Faye W. Earnheart**

The undersigned, as the owner of the parcel of land located at

1. 10304 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-09
2. N/A , Charlotte, NC that is designated as Tax Parcel No. 223-141-28

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the UR-2(CD) 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 22<sup>nd</sup> day of AUGUST, 2017.

**Haskell G. Earnheart**

Haskell Earnheart P.A. Gary Earnheart

**Faye W. Earnheart**

Faye W Earnheart P.A. Gary Earnheart

**ATTACHMENT D**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Joseph Craig Stanley**

The undersigned, as the owner of the parcel of land located at 10236 Old Ardrey Kell Rd, Charlotte, NC that is designated as Tax Parcel No. 223-141-10 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the UR-2(CD) 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 20th day of August, 2017.

**Joseph Craig Stanley**


*Joseph Craig Stanley*

**ATTACHMENT E**

**REZONING PETITION NO. 2017-000  
North State Development, LLC**

**Petitioner:**

**North State Development, LLC**

By:   
Name: SHANE SEAGLE  
Title: MEMBER