

Petition #: 2017-182

Date Originally Filed: 11/22/17

Date Amended: 2/2/18; 3/15/18

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

**SECOND 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 correct the acreage of the site. The correct acreage is 11.964 acres.

**For Conditional Rezonings Only:**

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

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

Location of Property (Address or Description): 8291 West W.T. Harris Boulevard

Tax Parcel Number(s): 025-211-98, 025-211-99 and 025-211-93

Current Land Use: Vacant Single Family Residential Size (Acres): +/- 11.964 acres

Existing Zoning: R-3 Proposed Zoning: B-2 (CD) and B-D (CD)

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

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(s)

(Name Typed/Clearly Printed)

QuikTrip Corporation (c/o Paulette Morin)

Name of Petitioner(s)

3701 Arco Corporate Drive, Suite 150

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-559-8015

Telephone Number

Fax Number

pmorin@quiktrip.com

E-Mail Address

**QUIKTRIP CORPORATION**

By: *Paulette Morin*

Signature of Petitioner

*Paulette Morin*

(Name Typed/Clearly Printed)

**Exhibit A to Amended Rezoning Application Filed by QuikTrip Corporation**

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

**Tax Parcel No. 025-211-98**

Dorothy B. Florentine  
63 Kingfisher Lane  
Palm Coast, FL 32137-3379

Site Address: West W.T. Harris Boulevard

Date Property Acquired: January 23, 2014

**Tax Parcel No. 025-211-99**

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto  
63 Kingfisher Lane  
Palm Coast, FL 32137-3379

Edwin Lee Blythe  
6658 Kidville Road  
Denver, NC 28037

Angela B. Ares  
8913 Cypress Forest Drive  
Charlotte, NC 28216

Melanie B. Moreau  
28933 Crags Drive  
Agoura, CA 91301

Floyd McCoy Blythe, Jr.  
1132 Carlos Road  
Lincolnton, NC 28092

Bryan Kelly Blythe  
203 Robert E. Lee Street  
Stanley, NC 28164

Site Address: 8291 West W.T. Harris Boulevard

Date Property Acquired: May 26, 2004

**Tax Parcel No. 025-211-93**

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

63 Kingfisher Lane  
Palm Coast, FL 32137-3379

Site Address: West W.T. Harris Boulevard

Date Property Acquired: February 14, 1995

**.955 Acre Excess Right of Way**

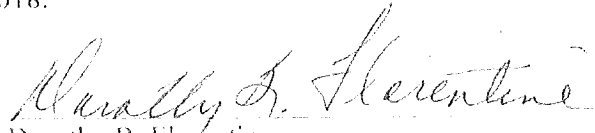
Department of Transportation, an Agency of the State of North Carolina  
c/o Steve Grimes  
1546 Mail Service Center  
Raleigh, NC 27699-1546

Site Address: West W.T. Harris Boulevard

**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Amended Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-98 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 B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 17 day of January, 2018.

  
Dorothy B. Florentine

**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Amended Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the B-2 (CD) zoning district and the B-D (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 17 day of January, 2018.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: Dorothy B. Florentine  
Name: Dorothy B. Florentine Family Legacy Trust  
Title: Trustee

.....  
Edwin Lee Blythe

.....  
Angela B. Ares

.....  
Melanie B. Moreau

.....  
Floyd McCoy Blythe, Jr.

.....  
Brian Kelly Blythe

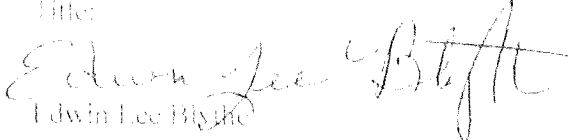
AMENDED REZONING APPLICATION FILED BY  
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This 18 day of January, 2018.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By:  
Name:  
Title:

  
Edwin Lee Blythe

Angela B. Ares

Melanie B. Moreau

Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

**AMENDED REZONING APPLICATION FILED BY  
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This 17 day of January, 2018.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Edwin Lee Blythe

Angela B. Ceres  
Angela B. Ceres

\_\_\_\_\_  
Melanie B. Moreau

\_\_\_\_\_  
Floyd McCoy Blythe, Jr.

\_\_\_\_\_  
Brian Kelly Blythe

**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Amended Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the B-2 (CD) zoning district and the B-D (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.


This 16 day of January, 2018.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Edwin Lee Blythe

\_\_\_\_\_  
Angela B. Ares

  
\_\_\_\_\_  
Melanie B. Moreau

\_\_\_\_\_  
Floyd McCoy Blythe, Jr.

\_\_\_\_\_  
Brian Kelly Blythe



**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Amended Rezoning Application filed by Quik Trip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the B-2 (CD) zoning district and the B-D (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 16 day of January, 2018.


Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By:  
Name:  
Title:

Edwin Lee Blythe

Angela B. Ares

Melanie B. Moreau

  
Lloyd McCoy Blythe, Jr.

Brian Kelly Blythe

**AMENDED REZONING APPLICATION FILED BY  
OUTTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Amended Rezoning Application filed by Outtrip Corporation that is designated as Tax Parcel No. 025-211-09 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the B-1 (C) District zoning district and the B-1 (C) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 16 day of January, 2018

Dorothy B. Florentine, Trustee, of her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto.

By  
Name  
Title

Edwin Lee Blythe

Angela B. Aves

Melanie B. Moreau

Edwin Lee Blythe  


**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Amended Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-93 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 B-2 (CD) zoning district and the B-D (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 17 day of January, 2018.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: Dorothy B. Florentine  
Name: Dorothy B. Florentine Family Legacy Trust  
Title: Trustee

**AMENDED REZONING APPLICATION FILED BY  
QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owner of that right of way area located on the west side of West W.T. Harris Boulevard adjacent to those parcels of land designated as Tax Parcel Nos. 025-211-99 and 025-211-98 that is more particularly described on Exhibit 1 and more particularly depicted on Exhibit 2 attached to this Joinder Agreement and that is subject to the attached Amended Rezoning Application filed by QuikTrip Corporation (the "Site"), hereby joins in this Rezoning Application and consents to said application going before the City of Charlotte for approval, but shall remain neutral as to the ultimate merits of the change in zoning for the Site to the B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan, which shall be determined by applicable procedures as provided by the City of Charlotte.

This 13<sup>TH</sup> day of MARCH, 2018.

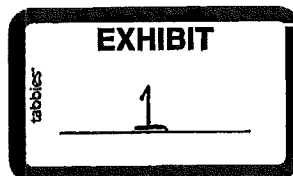
DEPARTMENT OF TRANSPORTATION, AN AGENCY OF THE  
STATE OF NORTH CAROLINA

By: Steve Grimes  
Name: STEVE GRIMES  
Title: Assistant Right of Way Manager

**DOT PARCEL DESCRIPTION:**

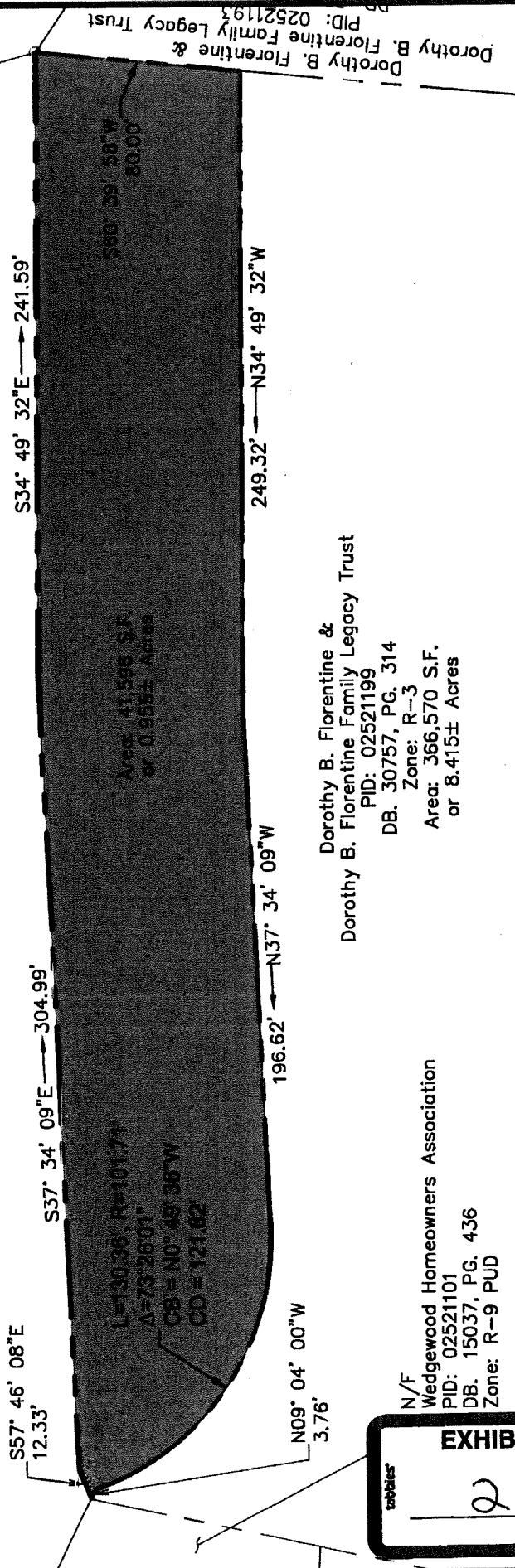
**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, SOUTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A MONUMENT ON THE MITER FORMING THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF WEST W.T. HARRIS BOULEVARD (80 FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 486 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND HAVING NC GRID COORDINATES OF N 589,117.046, E 1,443,287.106; THENCE S60°39'58"W A DISTANCE OF 80.00 FEET TO AN IRON PIN, THENCE N34°49'32"W A DISTANCE OF 249.32 FEET TO AN IRON PIN, THENCE N37°34'09"W A DISTANCE OF 196.62 FEET TO AN IRON PIN, THENCE ALONG A CLOCKWISE CURVE FOR 130.36 FEET HAVING A RADIUS OF 101.71 FEET A CHORD BEARING OF N00°49'36"W AND A CHORD DISTANCE OF 121.62 FEET TO AN IRON PIN, THENCE N09°04'00"W A DISTANCE OF 3.76 FEET TO AN IRON PIN, THENCE S57°46'08"E A DISTANCE OF 12.33 FEET TO AN IRON PIN, THENCE S37°34'09"E A DISTANCE OF 304.99 FEET TO A POINT, THENCE S34°49'32"E A DISTANCE OF 241.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,596 S.F. OR 0.955 ACRES MORE OR LESS.**



West W.T. Harris Boulevard  
 (80 Foot Public Right-of-Way)  
 (D.O.T. Project #8.2723601, R.O.W. Deed 4048, PG. 778)

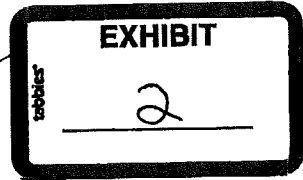
POB  
 N 588,271.17  
 E 1,443,764.21



Area: 41,596 S.F.  
 or 0.955± Acres

Dorothy B. Florentine &  
 Dorothy B. Florentine Family Legacy Trust  
 PID: 02521199  
 DB. 30757, PG. 314  
 Zone: R-3  
 Area: 366,570 S.F.  
 or 8.415± Acres

N/F  
 Wedgewood Homeowners Association  
 PID: 02521101  
 DB. 15037, PG. 436  
 Zone: R-9 PUD



Dorothy B. Florentine &  
 Dorothy B. Florentine Family Legacy Trust  
 PID: 02521193

**SURVEY MATTERS, LLC**  
 LAND SURVEYING SERVICES  
 107 Hillcrest Avenue  
 Simpsonville, South Carolina 29681  
 (864) 451-0176  
 nick@survey-matters.com

**EXHIBIT "A"**  
 Right-of-way Acquisition Area for QuikTrip #1087

APPLICANT:  
 ---  
 DATE: 2/12/2018  
 SCALE: 1" = 60'

SHEET:  
 1 of 1