

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-164

Petition #: _____
 Date Filed: 12/14/2018
 Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: ADULIS LLC by owner: TZEGGAI YOHANNES

Owner's Address: 2022 TANFIELD DR City, State, Zip: MATTHEWS NC 28105

Date Property Acquired: 01/27/2005

Property Address: 3717 N SHARON AMITY RD CHARLOTTE NC 28205

Tax Parcel Number(s): 10121211

Current Land Use: Under Construction Size (Acres): 0.92 AC

Existing Zoning: O2 Proposed Zoning: B1(CD)

Overlay: NONE Tree Survey Provided: Yes: N/A: _____

Required Rezoning Pre-Application Meeting* with: Sonda S. Kennedy Sonja & Mandy
 Date of meeting: November 8, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Please find Attached Exhibit A

RAN SHAPIRA
 Summit Properties International LLC
 Name of Rezoning Agent
2400 Crownpoint Executive DR STE 300
 Agent's Address
Charlotte NC 28227
 City, State, Zip
 office:704.844.0244 Mobile: 704.497.0828
 Telephone Number Fax Number
Ran@spiclt.com
 E-Mail Address

TZEGGAI YOHANNES
 Signature of Property Owner
TZEGGAI YOHANNES
 (Name Typed / Printed)

TZEGGAI YOHANNES
 Name of Petitioner(s)
2022 TANFIELD DR
 City, State, Zip
MATTHEWS NC 28105
 City, State, Zip
704.517.8030
 Telephone Number Fax Number
yohannesinc@hotmail.com
 E-Mail Address

TZEGGAI YOHANNES
 Signature of Petitioner
TZEGGAI YOHANNES
 (Name Typed / Printed)

Conditional Rezoning Application City of Charlotte - Exhibit A

Petition # _____

Date Filed _____

Received By _____

Purpose and Description of Conditional Rezoning:

Over the past year, we have been conducting extensive field marketing activities and wide research, and we have been facing the following needs for the economic development of the neighborhood:

1. There is a vast demand for small retail spaces in the area, which has led our client to not only fill the available spaces with leases, but also generate a waitlist of over 20 small businesses. These businesses would create between 25 to 40 new jobs, including starting positions, which would create upward mobility for the neighborhood as well as the city of Charlotte.
2. The changing demographics have created a need for community related retail businesses, such as a neighborhood coffee shops, a neighborhood gift-shop, a bakery, a clothing boutique, that will provide inclusive and in culture family friendly gathering places within walking distance from the residential surroundings. This in turn will increase the feeling of belonging and sense of community that will also optimize activity and the appeal of the neighborhood.
3. The adjacent lot is zoned O2, therefore changing the zoning on for 3717 N Sharon Amity will not interfere with the current City Plan of keeping a buffer and a gradual transition from residential zoning to retail related zoning.

Many thanks in advance.

Petitioner: Tzeggai Yohannes


dotloop verified
12/13/18 4:43 PM EST
WCOW-NPTD-NTSG-DS1H

Rezoning Agent: Ran Shapira, Summit Properties International LLC


dotloop verified
12/13/18 12:09 PM EST
TXKD-6DWA-UDWH-TIJO