

2019-152

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>12/7/2019</u>
Received By:	<u>[Signature]</u>

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: residential/vacant (Acres): [± 26.58]

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

Overlay: N/A Tree Survey Provided: Yes:     N/A:    

Required Rezoning Pre-Application Meeting\* with: Will Linville, David Pettine, Isaiah Washington, Charlotte Lamb, and Grant Meacci

Date of meeting: 9/17/19

(\*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 development of the Site with a multi-family residential community

Keith MacVean, Dujuana Keys & Jeff Brown  
Name of Rezoning Agent

Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

<u>704-331-3531 (KM)</u>	<u>704-378-1954(KM)</u>
<u>704-331-2371 (DK)</u>	<u>704-339-5888 (DK)</u>
<u>704-331-1144 (JB)</u>	<u>704-378-1925 (JB)</u>
Telephone Number	Fax Number

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

SEE ATTACHMENTS A-~~F~~  
Signature of Property Owner

Spectrum Companies (Attn: Jason Fish)  
Name of Petitioner

300 S. Tryon Street, Suite 210  
Address of Petitioner

Charlotte, NC 28202  
City, State, Zip

704.338.3212  
Telephone Number

jfish@spectrumcos.com  
E-mail Address

SEE ATTACHMENT G  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
049-242-11	N/A	Stephen Wayne Starnes Kenneth Ray Starnes Joanne Ogle Starnes	8089 Rocky River Road, Harrisburg, NC 28075	1/1/1975
049-242-10	7808 University City Blvd, Charlotte, NC 28213		7808 University City Blvd, Charlotte, NC 28213	1/1/1975
049-242-09	320 Carolyn Ln Charlotte, NC 28213	Santos Olga Rodriguez Chavez	2700 McLean Rd Charlotte, NC 28213	6/20/2016
049-242-08	328 Carolyn Ln Charlotte, NC 28213	Caldwell Family Trust Dated May 21 2014	111 Dorie Drive, Belmont, NC 28012	5/27/2014
049-242-15	N/A			5/27/2014
049-242-07	400 Carolyn Ln Charlotte, NC 28213	Steven Shawn Martin Sr. Deborah Anne Martin	400 Carolyn Ln Charlotte, NC 28213	7/11/2013
049-242-22	414 Joe Whitener Rd Charlotte, NC 28213	Steven L. Mullis II Melissa Ellen Mullis	414 Joe Whitener Rd Charlotte, NC 28213	7/11/2013
049-242-19	336 Joe Whitener Rd Charlotte, NC 28213	Louise B. Snider	336 Carolyn Ln Charlotte, NC 28213	7/10/1984

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_  
Spectrum Companies**

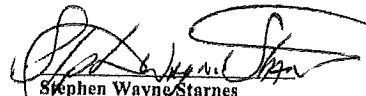
**OWNER JOINDER AGREEMENT  
Stephen Wayne Starnes  
Kenneth Ray Starnes  
Joanne Ogle Starnes**

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

1. N/A, Charlotte, NC that is designated as Tax Parcel No. 049-242-11
2. 7808 University City Blvd, Charlotte, NC that is designated as Tax Parcel No. 049-242-10

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 25<sup>th</sup> day of September, 2019.

  
Stephen Wayne Starnes

  
Kenneth Ray Starnes

  
Joanne Ogle Starnes

**ATTACHMENT B**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Spectrum Companies**

**OWNER JOINDER AGREEMENT**  
**Santos Olga Rodriguez Chavez**

The undersigned, as the owner of the parcel of land located at 320 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-09 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 25 day of September, 2019.

  
Santos Olga Rodriguez Chavez

ATTACHMENT C

REZONING PETITION NO. 2019-\_\_\_\_  
Spectrum Companies

OWNER JOINDER AGREEMENT  
Caldwell Family Trust

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

3. 328 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-08
4. The termination of Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-15

on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 25<sup>th</sup> day of SEPTEMBER, 2019.

Caldwell Family Trust Dated May 21,  
2014

By: Bruce F Caldwell  
Name: BRUCE F. CALDWELL  
Its: TRUSTEE

ATTACHMENT D

REZONING PETITION NO. 2019-\_\_\_\_  
Spectrum Companies

**OWNER JOINDER AGREEMENT**  
**Steven Shawn Martin Sr.**  
**Deborah Anne Martin**

The undersigned, as the owner of the parcel of land located at 400 Carolyn Ln, Charlotte, NC that is designated as Tax Parcel No. 049-242-07 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 24 day of September, 2019.

  
Steven Shawn Martin Sr.

  
Deborah Anne Martin

ATTACHMENT E

REZONING PETITION NO. 2019-\_\_\_\_  
Spectrum Companies

OWNER JOINDER AGREEMENT  
Steven L. Mullis II  
Melissa Ellen Mullis

The undersigned, as the owner of the parcel of land located at 414 Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-22 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 25 day of September, 2019.

  
Steven L. Mullis II

  
Melissa Ellen Mullis

**ATTACHMENT F**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Spectrum Companies**

**OWNER JOINDER AGREEMENT**  
**Louis B. Snider**

The undersigned, as the owner of the parcel of land located at 336 Joe Whitener Rd, Charlotte, NC that is designated as Tax Parcel No. 049-242-19 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 25 day of September, 2019.

  
Louise B. Snider



ATTACHMENT G

**REZONING PETITION NO. 2019-  
Spectrum Companies**

**Petitioner:**

**Spectrum Companies**

By:   
Name: Jason Fish  
Title: VP of Development