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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-30

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



\* 0 0 B R E A K 0 0 \*

**OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 2001-30  
Date Filed: 12-27-00  
Received By: CW

OFFICE USE ONLY

**OWNERSHIP INFORMATION:**

Property Owner: See attached sheets

Owner's Address: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_ Tax Parcel Number(s): 14117104 & 14117105

**LOCATION OF PROPERTY** (Address or Description): Dixie River Rd.

Size (Sq.Ft. or Acres): Approx. 23.5 Acres Street Frontage (Ft.): Approx. 1000 ft. on Dixie River

Current Land Use: Largely undeveloped with 2 single family homes

**ZONING REQUEST:**

Existing Zoning: R-3 Proposed Zoning: BP

Purpose of Zoning Change: To create business park.

Walter Fields, The Walter Fields Group, Inc.  
Name of Agent

831 E. Morehead St., St.655, Charlotte, NC 28202  
Agent's Address

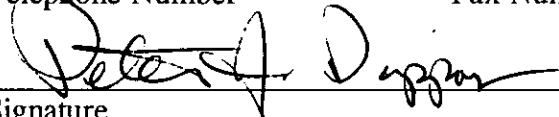
704-372-7855                      704-372-7856  
Telephone Number              Fax Number

See attached sheets  
Signature of Property Owner if other than Petitioner

Pappas Properties  
Name of Petitioner(s)

4201 Congress St., Suite 465, Charlotte, NC 28209  
Address of Petitioner(s)

704-716-3900                      704-716-3939  
Telephone Number              Fax Number

  
Signature

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

*Amended 02-26-01*

Petition #: 2001-30  
Date Filed: \_\_\_\_\_  
Received By: MS

OFFICE USE ONLY

## OWNERSHIP INFORMATION:

Property Owner: See attached sheets

Owner's Address: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_ Tax Parcel Number(s): See attached sheets

LOCATION OF PROPERTY (Address or Description): Dixie River Road west of proposed I-485

Size (Sq.Ft. or Acres): Approx. 952.7 Acres Street Frontage (Ft.): Approx. 4000 ft. on Dixie Rvr. Rd.

Current Land Use: Largely undeveloped with scattered single-family homes

## ZONING REQUEST:

Existing Zoning: R-3, R-5 Proposed Zoning: CC, MX-1, BP, O-2 CD

Purpose of Zoning Change: To develop a master planned community.

Walter Fields, The Walter Fields Group, Inc.  
Name of Agent

831 E. Morehead St., St. 655, Charlotte, NC 28202  
Agent's Address

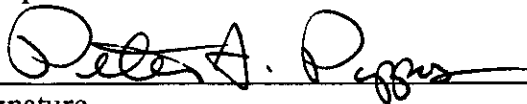
704-372-7855 704-372-7856  
Telephone Number Fax Number

See attached sheets  
Signature of Property Owner if other than Petitioner

Pappas Properties  
Name of Petitioner(s)

4201 Congress St., Suite. 465, Charlotte, NC 28209  
Address of Petitioner(s)

704-716-3900 704-716-3939  
Telephone Number Fax Number

  
Signature

Staff Review: March 20, 2001 10 a.m.

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Amended 02-26-01

Petition #: 2001-30  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

OFFICE USE ONLY

### OWNERSHIP INFORMATION:

Property Owner: See attached sheets

Owner's Address: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_ Tax Parcel Number(s): See attached sheets

LOCATION OF PROPERTY (Address or Description): Dixie River Road west of proposed I-485

Size (Sq. Ft. or Acres): Approx. <sup>433</sup> 952.7 Acres Street Frontage (Ft.): Approx. 4000 ft. on Dixie Rvr. Rd

Current Land Use: Largely undeveloped with scattered single-family homes

### ZONING REQUEST:

Existing Zoning: R-3, R-5 Proposed Zoning: CC, MX-1, BP, O-2 CD

Purpose of Zoning Change: To develop a master planned community.

Walter Fields, The Walter Fields Group, Inc.

Name of Agent

831 E. Morehead St., St.655, Charlotte, NC 28202

Agent's Address

704-372-7855

Telephone Number

704-372-7856

Fax Number

See attached sheets

Signature of Property Owner if other than Petitioner

Pappas Properties

Name of Petitioner(s)

4201 Congress St., Suite. 465, Charlotte, NC 28209

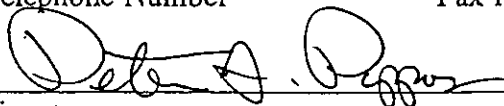
Address of Petitioner(s)

704-716-3900

Telephone Number


704-716-3939

Fax Number

  
Signature

JOINDER AGREEMENT

We, David M. Deese and Kay M. Deese, being the holder of property identified as Tax Parcel 199-251-02 on Dixie River Road, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning petition with the Charlotte Mecklenburg Planning Commission to rezone the property for a master planned community.

  
Signature

12-17-00  
Date

  
Signature

12-17-00  
Date

## JOINDER AGREEMENT

We, D. L. Phillips, being the holders of property identified as Tax  
Parcels:

19919115 (68.01 acres) on Shopton Road West  
19920110 (35 acres) on Shopton Road West  
19922102 (158.79 acres) on Rock Island Road  
19925103 (139.69 acres) on Dixie River Road  
14117103 (147.77 acres) on Dixie River Road

hereby give our consent to Pappas Properties Development, LLC to  
file a Rezoning Petition with the Charlotte-Mecklenburg Planning  
Commission to rezone the property for a master planned community.

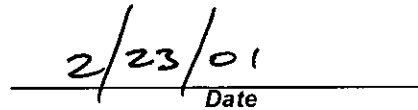
  
Signature & Title

  
Date

## JOINDER AGREEMENT

We, TGC, LLC, being the holders of property identified as Tax Parcels 14117101, 14117103 and 19925103 on Dixie River Road, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission to rezone the property for a master planned community.

  
Signature & Title

  
Date

**REZONING PETITION NO. 2001 - \_\_\_\_\_**  
**PAPPAS PROPERTIES, LLC, PETITIONER**  
**JOINDER AGREEMENT**

The undersigned, as the owner of a 21.9 ± acre parcel of land (the "Parcel") that is a portion of a parcel of land fronting on Dixie River Road in Mecklenburg County, North Carolina that has been assigned Tax Code No. 199-241-13 and which is the subject of the attached Rezoning Petition, hereby joins in this Rezoning Petition and consents to the requested change in zoning for the Parcel.

This 16<sup>th</sup> day of February, 2001.

STEELE CREEK (1997) LIMITED PARTNERSHIP

By: Christopher Thomas

Its: AGENT



JOINDER AGREEMENT

We, Lewis F. Camp, Jr. and Dorothy B. Camp, being the holders of property identified as Tax Parcel 199-231-08 on Shopton Road West, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte Mecklenburg Planning Commission to rezone the property for a master planned community.

Lewis F. Camp, Jr. Dec. 18, 2000  
Lewis F. Camp, Jr. Date

Dorothy B. Camp December 18, 2000  
Dorothy B. Camp Date



## JOINDER AGREEMENT

We, Ronald T. Oaks and Patsy S. Oaks, being the holder of property identified as Tax Parcel 99-241-03 on Steele Creek Road, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte Mecklenburg Planning Commission to rezone the property for a master planned community.

Ronald T. Oaks  
Signature & Title

9-22-2000  
Date

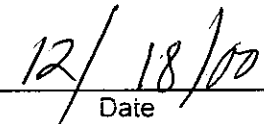
Patsy S. Oaks  
Signature & Title

9-22-2000  
Date

JOINDER AGREEMENT

I, Janice M. Couch, being the holder of property identified as Tax Parcel 141-171-04 on Dixie River Road, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning petition with the Charlotte Mecklenburg Planning Commission to rezone the property for a master planned community.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

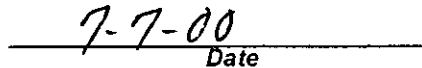
## SUGGESTED JOINDER AGREEMENTS

We, Richard M. Byrum and Wife, being the holder of property identified as Tax Parcel(s) 141-171-04 and 141-171-05 on Dixie River Road, hereby give our consent to Pappas Properties Development, LLC to file a Zoning Variance Request with the Charlotte Board of Adjustment for consideration of adjusting a master planned community.

  
Signature & Title

  
Date

  
Signature & Title

  
Date

Record	Parcel-Id#	Owner's Name	Mailing Address
1	14117101	PHILLIPS DWIGHT LEDWELL (EST) (ET-AL) % WACHOVIA BANK	PO BOX 3099R/E SUPPORT CENTER NC-37159 WINSTON SALEM NC 271500001
2	14117102	BYRUM E MAE	13406 PINE HARBOR RD CHARLOTTE NC 28228
3	14117103	PHILLIPS DWIGHT LEDWELL (EST) (ET-AL) % WACHOVIA BANK	PO BOX 3099R/E SUPPORT CENTER NC-37159 WINSTON SALEM NC 271500001
4	14117104	COUCH JANICE M	5832 DIXIE RIVER RD CHARLOTTE NC 28208
5	14117105	BYRUM RICHARD M	8128 MAUDE STEWART RD FUQUAY VARINA NC 275267755
6	14117106	BYRUM RICHARD MARTIN BY WILL	8128 MAUDE STEWART RD FUQUAY VARINA NC 275267755
7	14117107	KALES MARTHA B (ET- AL)(BY WILL)	8105 HEMBY WOOD DR INDIAN TRAIL NC 28079
8	14117108	KALES MARTHA B	8105 HEMBY WOOD DR INDIAN TRAIL NC 28079
9	19925103	PHILLIPS DWIGHT LEDWELL (EST) (ET-AL) % WACHOVIA BANK	PO BOX 3099R/E SUPPORT CENTER NC-37159 WINSTON SALEM NC 271500001

Walter to determine parcel numbers 02-01-01 181

JOINDER AGREEMENT

We, at Crescent Resources, being the holders of property identified as Tract 1 (containing approximately 38.46 acres), Tract 2 (containing approximately 191.12 acres), a third tract ("Tract 6"), identified as "Area = 24.87 acres" (containing approximately 24.87), Tract 4 (containing approximately 22.52) and a Tract 5, identified as "Area = 44.01 acres" (containing approximately 44.01 acres) shown on plat entitled "Composite Map of Dixie River Road Project" hereby give our consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission to rezone the property for a master planned community.

  
\_\_\_\_\_  
Signature & Title  
James M. Short, Jr., Sr. Vice President

2/26/01  
\_\_\_\_\_  
Date

188 10-10-85 ACCOUNT BOOKS 911110151. 01-10-10-10



## JOINDER AGREEMENT

I, Mr. William A. Shaw, being the holder of property identified as Tax Parcel 141-29-103 on Garrison Road, hereby give my consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte Mecklenburg Planning Commission for a master planned community on a portion of my property highlighted on the attached map.

William A. Shaw  
Signature & Title  
Owner

2-23-2001  
Date

01-30  
01-06c

REZONING PETITION NO.  
PAPPAS PROPERTIES, LLC, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owner of two parcels, the first a 21.9 ± acre parcel of land that is a portion of a parcel of land fronting Dixie River Road that has been assigned Tax Code No. 199-241-13 and the second a 3.03 ± acre triangular parcel of land that is a portion of a parcel west of the I-485 right-of-way that has been assigned Tax Code No. 141-111-01, both in Mecklenburg County, North Carolina and which is the subject of the attached Rezoning Petition, hereby joins in this Rezoning Petition and consents to the requested change in zoning.

This 7<sup>th</sup> day of March, 2001.

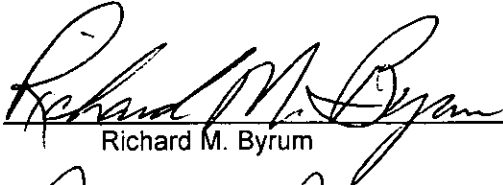
STEELE CREEK (1997) LIMITED PARTNERSHIP

By: *Christopher Thomas*

Its: AGENT

**JOINDER AGREEMENT**

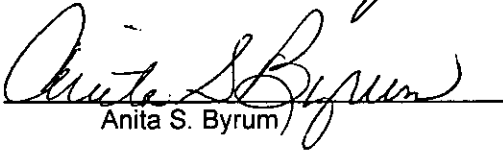
We, Richard M. Byrum and Anita S. Byrum, being the holder of property identified as Tax Parcels 141-171-05 and 141-171-06 on Dixie River Road, hereby give our consent to Pappas Properties Development, LLC to file a Zoning Petition with the Charlotte Mecklenburg Planning Commission to rezone the property for a master planned community.



Richard M. Byrum

3-7-01

Date



Anita S. Byrum

3-7-01

Date

JOINDER AGREEMENT

We, Mr. and Mrs. Whiteside, being the holders of property identified as Tax Parcel 199-231-01, 199-231-13, and 199-231-21 on Shopton Road West, hereby give our consent to Pappas Properties Development, LLC to file a Rezoning Petition with the Charlotte Mecklenburg Planning Commission for a master planned community.

  
Signature & Title

3-9-01  
Date

  
Signature & Title

03-09-01  
Date