C2 B
2nd owner

CONDITIONAL ZONING APPLICATION

PLANNING AND NEIGHBORHOOD SERVICES
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

01-15-16P02:06 RCVD

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres $400, 2-10 acres $800, >10 acres$1,500, Minor Modification $250
Engineering Fees: <2 acres $100, 2-10 acres $175, >10 acres $250
Notification Fee $2.50 per adjoining property owner
****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.****

Date Received 9/15/16

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 copies of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review
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General Information

Project Address: Hawfield Road

City: Indian Trail State: NC Zip: 28079

Tax Parcel ID: 07120003, 07120005 90, 07120005A, 07120008, 07123001J

Zoning Designation: 071230003 (SF-4), 07120005 90 (R-40), 07120005A (RSF), 07120008 (R-40), 07123001J (SF-4)

Total Acres: 162.982 Ac +/- Impervious Area: 90.00 Ac +/- (to be verified upon final construction documents)

Project Description: Single Family Residential

Contact Information – Applicant

Name: Queen City Land, LLC - Carl D. Fochler

Address: 11535 Carmel Commons Boulevard, Suite 101

City: Charlotte State: NC Zip: 28226

Phone: 704-363-1809 Fax: 704-843-0446

Email: cfochler66@gmail.com

Contact Information – Property Owner

Name: REO Funding Solutions III, LLC

Address: 1170 Peachtree Street NE, Suite 1150

City: Atlanta State: GA Zip: 30309

Phone: 407-477-6800 Fax: NA

Email: dewards@turnstonegroup.com

Turnstone Group, LLC is operating as asset manager for REO Funding Solutions, LLC

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Roshida McCullough

Notary Seal

Property Owner's Certification

REO Funding Solutions III, LLC

Signature X _____ Date 07 APR 2016

Printed Name/Title Judd Gilats
Vice President

Signature of Notary Public _____ Date 4/7/2016

Notary Seal

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: 4-15-16 AMOUNT OF FEE: _____

RECEIVED BY: _____ RECEIPT #: _____

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Check #
1058
$ 2937

CONDITIONAL ZONING APPLICATION

INDIAN TRAIL
north carolina

PLANNING AND NEIGHBORHOOD SERVICES
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Date Received _____

-14-15P12:04 RC/1
04-15 27A23-159CE)L

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01-14-16P12:04 RCVD

CONDITIONAL ZONING APPLICATION

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Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Roshida McCullough

Notary Seal

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Printed Name/Title Judd Gilats
Vice President

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north carolina

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City: Charlotte State: NC Zip: 28226

Phone: 704-363-1809 Fax: 704-843-0446

Email: cfochler66@gmail.com

Contact Information – Property Owner

Name: Nancy Adams

Address: 6250 Hawfield Road

City: Indian Trail State: NC Zip: 28079

Phone: NA Fax: NA

Email:

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Rashida McCullough

Notary Seal

Property Owner's Certification

Signature Nancy Adams Date 4/12/16

Printed Name/Title Nancy Adams - Owner

Signature of Notary Public Kasey M. Eudy Date 4-12-16

Notary Seal

KASEY M. EUDY NOTARY PUBLIC UNION COUNTY, NC

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CASE NUMBER: _____

DATE RECEIVED: _____ AMOUNT OF FEE: _____

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QUEEN CITY LAND

April 15, 2016

LETTER OF INTENT

Mr. Rox Burhans
Planning Director
Town of Indian Trail
130 Blythe Drive
Indian Trail, NC 28079

Dear Mr. Burhans:

On behalf of our Client, Queen City Land in cooperation with Turnstone Group, LLC, operating as asset manager for REO Funding Solutions III, LLC, Owner, it is our intent and our formal request to rezone parcels 071230003, 07123001J, and 07120005A as SF-4 (Conditional) and to annex parcels 07120008 and 07120005 90 from Union County into the Town of Indian Trail, under the Town's Unified Development Ordinance (UDO). In support for a Zoning Map Amendment, included herein are an executed Conditional Zoning Application and additional documentation.

The proposed development is located off of Wesley Chapel Road along Hawfield Road. The current Hawfield Road right-of-way is to be abandoned and the road realigned. Access to the existing lot and pump station is to remain.

An application to annex the parcels, totaling 8.263 acres, within Union County into the Town of Indian Trail is to be submitted concurrently with this rezoning. The annexation request is submitted for approval as a Voluntary Annexation Petition.

Designed around a central open space, connected by sidewalks, and offering a community amenity center, the site will be comprised of single-family residential lots. All architecture within the site shall comply with the requirements of the UDO. Amenities within the development shall consist of, but not be limited to an amenity structure/club house, pool, and walking paths along natural areas. These paths shall establish pedestrian connectivity within the community.

With appreciation for the history and heritage of the Town of Indian Trail, the site shall provide lasting infrastructure, safety for its residents, and amenity features to become a cherished community within the larger context. With the assistance, direction, and input of the Town of Indian Trail and its residents, the site shall ultimately become an integral, quality driven, and lasting component of Indian Trail's community fabric.

Sincerely,

Carl Fochler
President

04-15-16P03:07 RCVD

11535 Carmel Commons Blvd, Suite 101. Charlotte, NC 28226
Phone: (704) 363-1809

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
p+704 376 1555 f+704 376 7851 url+ www.colejeneststone.com

Charlotte
Raleigh

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

TRANSMITTAL

Date: April 15, 2016

Reference: 4276.01 – Hawfield Residential

Attention: Mr. Rox Burhans

Company: Planning Services
130 Blythe Drive
Indian Trail, North Carolina 28079

Tel: (704) 821-9045

We Are Transmitting:

☒ Herewith ☐ Under Separate Cover

Copies	Dated	Description
1	04/15/16	Conditional Zoning Application – Nancy Adams
1	04/15/16	Conditional Zoning Application – REO
1	04/15/16	Letter of Intent
1	04/15/16	Design Guidelines
5	04/15/16	Concept plan

Transmitted Via: ☐ Mail ☐ Overnight ☒ Courier ☐ Hand Delivery ☐ Pick-Up

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review

Remarks: Attached is the Rezoning Application Package. Please contact our office if you have any additional questions.

Thank you,

By:

Andrew R. Poindexter, EI

cc: Mr. Mark R. McAuley, PE, LEED AP BD+C – ColeJenest & Stone (CJS)
Mr. Lucas Shires - CJS
Mr. Jeremia Murphy, PE - CJS

04-15-16P02:05 RCVD

QUEEN CITY LAND

April 15, 2016

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