



3-28-2017  
 New one  
 CASE # 2017-04  
 Meeting Date \_\_\_\_\_

## Town of Mooresville

### TOWN OF MOORESVILLE APPLICATION FOR A REZONING / CONDITIONAL REZONING DISTRICT

#### Applicant Information

Name:	Hinckley Gauvain
Address:	P.O. Box 3965  Mooresville NC 28117
Phone #	704-467-0147
Fax #	
Email:	eric@hinckleygauvain.com

#### Parcel Information pertinent to the rezoning request:

Address:	1814 and 1828 Mecklenburg Hwy.		
Parcel Number(s):	4655102752.000	Acreage:	41.6
	4645908695.000		93.6
	4655011284.000		1.8
Existing Zoning:	R3		
Existing Watershed:	CMX/NMX- <del>W</del>		
Lake Norman IV Critical			

What changed or changing conditions justifies the passage of the amendment? (Discuss how circumstances have so changed since the property was last zoned).

Land is currently zoned R3. With the future office/employment center to the north, this tract will be a good mixed use development that transitions from residential to commercial uses.



## Town of Mooresville

Explain how the map amendment would be consistent with the Town's Comprehensive Land Use Plan, Comprehensive Transportation Plan, and all applicable Small Area Plans.

Land use plan calls for office/employment center, commercial/office uses are proposed as part of the mixed use plan. This plan is consistent with the CTP. A greenway trail is proposed along NC Hwy 115 as part of the Carolina Thread Trail System.

---

---

---

Explain briefly the expected effect on the neighborhood if the proposed zoning map amendment is approved.

Residential development is proposed adjacent to the existing subdivision.

---

---

---

---

Explain any other circumstances which tend to justify the amendment in the public interest.

---

---

---

---

List any conditions to be imposed for proposed request (for Conditional Zoning Districts only).

---

---

---



CASE # \_\_\_\_\_  
Meeting Date \_\_\_\_\_

## Town of Mooresville

Continued-List any conditions to be imposed for proposed request (for Conditional Zoning Districts only).

---



---



---

I certify that all of the information presented by me is accurate to the best of my knowledge, information, and belief.

Signature of Applicant / Owner

3/20/2017

Eric Wood

Name of Applicant

236 RACELAND DR, SUITE 7

Complete Address

MOORESVILLE, NC 28117

City, State, Zip

Eric M. Wood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this 23 day of March, 20 17.

My Commission expires 12/10/2020  
Brenda M. Lenaburg  
 Notary Public



IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY, indicate the owner's name and address, along with a NOTARIZED LETTER from the owner(s) signifying approval TO REQUEST A REZONING / CONDITIONAL ZONING DISTRICT on his/ her property.

Property Owner

Phone

Address

City, State, Zip

Email



# Town of Mooresville

Please list all the adjacent property owners below (collapse road right of way). If there are not enough spaces please follow the same format below on a separate sheet and attach to the application.

Owner's Name	Tax Parcel Identification #	Mailing Address of Owner
G & M Partners LLC	4655023305.000	19701-D W. Catawba Ave. Cornelius NC 28031
Aldo Properties II	4654184695.000	929 Oaklawn Ave. Winston-Salem, NC 27104
Hager, Daniel F. & Cynthia D.	4654096249.000	187 Bridges Farm Rd. Mooresville, NC 28115
Scripa, Wayne M. & Flanders, Julie D.	4654092381.000	4669 Limeledge Rd. Marcellus, NY 13108
Scripa, Wayne M. & Flanders, Julie D.	4654090257.000	4669 Limeledge Rd. Marcellus, NY 13108
Swank, Jerry Joe & Kathryn D.	4644999208.000	128 Clover Bank Rd. Mooresville, NC 28115
Radel, Scott James	4644997268.000	134 Clover Bank Rd. Mooresville, NC 28115
Wilhelm, Gary Gene & Pola H.	4644996248.000	140 Clover Bank Rd. Mooresville, NC 28115
Gambill, Sydney C. & Sandra D.	4644995228.000	146 Clover Bank Rd. Mooresville, NC 28115
Weber, Peter	4644993298.000	152 Clover Bank Rd. Mooresville, NC 28115
Puma, Joseph R. & Lynn B.	4644992278.000	158 Clover Bank Rd. Mooresville, NC 28115
Pieratt, S. Aaron & Lucy C.	4644991248.000	164 Clover Bank Rd. Mooresville, NC 28115
Spector, Jack & Rosenfeld, Janet M.	4644899342.000	168 Clover Bank Rd. Mooresville, NC 28115
Feezor, Jr., Charles N.	4655213301.000	P.O. Box 1356 Davidson, NC 28036
Beecham, Michael J. & Jamie L.	4655109904.000	1829 Mecklenburg Hwy. Mooresville, NC 28115
Beecham, Michael J. & Jamie L.	4655201924.000	1829 Mecklenburg Hwy. Mooresville, NC 28115
Knox, Patricia T. – Rev. Trust & RBK Holdings, LLC	4655201597.000	P.O. Box 4 Davidson, NC 28036
Meadows, Jeffrey Clayton & Lew Ann D.	4655109388.000	1857 Mecklenburg Hwy. Mooresville, NC 28115
Ritchie, James Franklin	4655202242.000	2693 Charlotte Hwy. Mooresville, NC 28117
Mills, Charlotte Stilwell	4655202065.000	1877 Mecklenburg Hwy. Mooresville, NC 28115
Public Service Company of NC, Inc.	4654292875.000	c/o Scana Corp., Attn: Beth Trump, 220 Operation Way, Cayce, SC 29033
Rasar, Jr., Bobby J. & Melinda S.	4654292740.000	1891 Mecklenburg Hwy. Mooresville, NC 28115

This information can be obtained through the Iredell County Web Page at [www.co.iredell.nc.us](http://www.co.iredell.nc.us) then click on GIS. If you need assistance call the Iredell County Mapping Department at 878-3137 or the Mooresville Development Services Department at 662-7040.

Mr. Craig Culberson  
Town of Mooresville  
413 North Main Street  
Mooresville, NC 28115

November 19, 2015

Dear Mr. Culberson:

This letter is to confirm that we are the owner  
Highway in southern Iredell County, NC, TIN 4  
be submitted by Hinckley Gauvain, LLC and au  
property.

Sincerely,

{Signature Pages Follow}

4655-01-1284

William & Jan Freshwater ✓

4645-90-8695

Jannie Gray ✓  
Dabillie L C

4655-10-2752

Richard Kelly Rev. Trust

Playto Kelly Trust

1) Margaret Setman ✓

2) James Pope ✓

3) Richard Kelly his POA ✓

4) Donna Kelly ✓

5) Joe Donaldson ✓

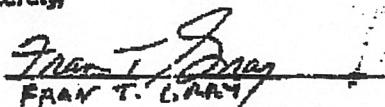
Mr. Craig Culberson  
Town of Mooresville  
413 North Main Street  
Mooresville, NC 28115

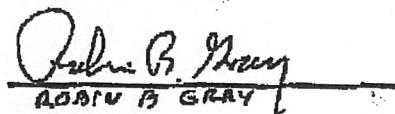
November 19, 2015

Dear Mr. Culberson:

This letter is to confirm that we are the owner of approximately 93.61 acres located off of Mecklenburg Highway in southern Iredell County, NC, TIN 4645-90-8695. We are aware of the rezoning application to be submitted by Hinckley Gauvin, LLC and authorize them to proceed with this process regarding our property.

Sincerely,

  
FRAN T. GRAY

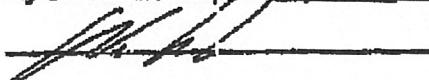
  
ROBIN B. GRAY

3054 W. WALTER CREEK PLACE NE  
BROOKHAVEN, GA 30319-4819  
TEL: 770-454-7643  
EMAIL: robinbgray@bellsouth.net

Fran and Robin Gray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this 19<sup>th</sup> day of December, 2015

My Commission expires 07-27-2016

  
Notary Public

FRAN T. GRAY  
Notary Public - State of Georgia  
Iton County  
My Commission Expires Jul 27, 2016

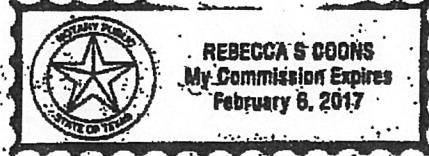
SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011

*Margaret Baker Pope Setnan*  
By: Margaret Baker Pope Setnan, Trustee  
Trustee

Margaret Baker Pope Setnan, Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 4th day of JANUARY, 2015.



*Rebecca S. Coons*  
REBECCA S. COONS, Notary Public

My Commission expires: 2/6/17

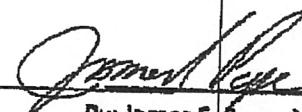
Jan. 5, 2016 4:28PM

No. 6186 P. 3

SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011

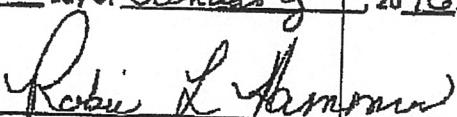
By: WRP Land, Co., LLC, Co-Trustee



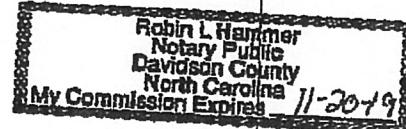
By: James S. Pope, Manager

James S. Pope, Manager of WRP Land, Co, LLC, Co-Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 6<sup>th</sup> day of January, 20 16.

  
Robin L. Hammer  
Robin L. Hammer, Notary Public

My Commission expires: 11-20-2019



Jan. 06.2016 04:27 PM Yours Truly Cards & Gifts 352 854 1970  
01/06/2016 10:19 5032248256 HOLIDAY INN

PAGE. 3/ 3  
PAGE 03

SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011  
By: Richard M. Kelly Sr. Revocable Trust-1996, Co-Trustee

Richard M. Kelly, Sr.  
By: Richard M. Kelly, Sr., Trustee

Richard M. Kelly, Sr., Trustee of the Richard M. Kelly Sr. Revocable Trust-1996, Co-Trustee of the  
Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 6<sup>th</sup> day of January, 2016

Kristel Everroad  
Kristel Everroad, Notary Public

My Commission expires: August 29, 2016



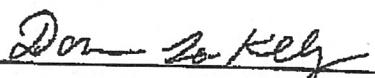
JAN/06/2016/WED 03:25 PM Matheny

FAX No. 908 719 2137

P. 002

SIGNATURE PAGE FOR REZONING APPLICATION

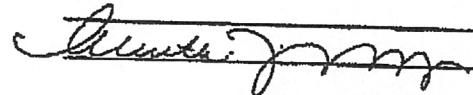
PLATO A. KELLY TRUST DATED AUGUST 2, 2011



By: Donna Lee Kelly, Trustee

Donna Lee Kelly, Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 6<sup>th</sup> day of January, 2016.



Annette F. Malanga, Notary Public

My Commission expires: \_\_\_\_\_

ANNETTE F. MALANGA  
NOTARY PUBLIC OF NEW JERSEY  
ID: 2305693  
MY COMMISSION EXPIRES AUG. 28, 2018

SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 3, 2011

Joe K. Donaldson  
By: Joe K. Donaldson, Trustee

Joe K. Donaldson, Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 5 day of Jan, 2016.

Rebecca W. Marsh  
Rebecca W. Marsh, Notary Public

My Commission expires: 01/19/2017



SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011

Martha Pope Hearn

By: Martha Pope Hearn, Trustee

Martha Pope Hearn, Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 4th day of January, 2016.

Pamelia S. Mansfield

Pamelia S. Mansfield

Notary Public

Columbia County

My Commission expires: July 31, 2020

SIGNATURE PAGE FOR REZONING APPLICATION

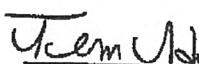
PLATO A. KELLY TRUST DATED AUGUST 2, 2011



By: Richard M. Kelly, Jr., Trustee

Richard M. Kelly, Jr., Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 6th day of January, 2016.



Notary Public

My Commission expires: \_\_\_\_\_



SIGNATURE PAGE FOR REZONING APPLICATION

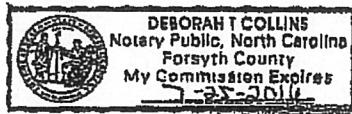
PLATO A. KELLY TRUST DATED AUGUST 3, 2011

Mary Pope Bruton

By: Mary Pope Bruton, Trustee

Mary Pope Bruton, Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 4 day of January, 2011.



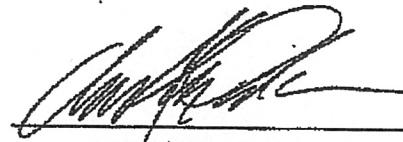
Deborah T. Collins  
Deborah T. Collins, Notary Public

My Commission expires: 7-25-2016

SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011

By: Sue Q. Donaldson, Living Trust, Co-Trustee

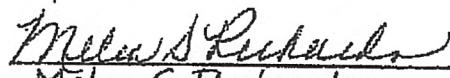


By: Charles Alan Donaldson, Co-Trustee

Iredell County  
State of North Carolina

Charles Alan Donaldson, Co-Trustee of the Sue Q. Donaldson, Living Trust, Co-Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 4th day of January, 2016.

  
Melia S. Richardson  
Melia S. Richardson, Notary Public

My Commission expires: 11-7-2018



SIGNATURE PAGE FOR REZONING APPLICATION

PLATO A. KELLY TRUST DATED AUGUST 2, 2011

By: Sue Q. Donaldson, Living Trust, Co-Trustee

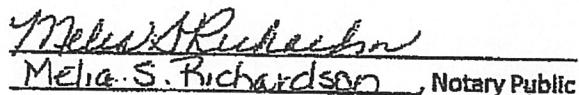


By: Winnie L. Donaldson, Co-Trustee

Iredell County  
State of North Carolina

Winnie L. Donaldson, Co-Trustee of the Sue Q. Donaldson, Living Trust, Co-Trustee of the Plato A. Kelly Trust dated August 3, 2011, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witnessed by my hand and official seal this 4th day of January, 2016.

  
Melia S. Richardson, Notary Public

My Commission expires: 11-7-2018



Mr. Craig Culberson  
Town of Mooresville  
413 North Main Street  
Mooresville, NC 28115

November 19, 2015

Dear Mr. Culberson:

This letter is to confirm that we are the owner of approximately 1.77 acres located off of Mecklenburg Highway in southern Iredell County, NC, TIN 4655-10-1284. We are aware of the rezoning application to be submitted by Hinckley Gauvain, LLC and authorize them to proceed with this process regarding our property.

Sincerely,

William Ross Freshwater III  
Jan Dodd Freshwater

William R. Freshwater III

+ Jan T. Freshwater personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this 14 day of December, 2015

My Commission expires Oct. 27, 2018

Rachael C. McElveen, Notary Public

