

Office Use Only:

Application #:

Payment Method: Cash  Check  Credit Card  Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

## Zoning Application

**Note:** Application will not be considered until all required submittal components listed have been completed

Applicant's Name: South Oak Partners, LLC Phone: 704-995-2808

Applicant's Mailing Address: 8111 Sealey Court, Charlotte, NC 28277

### Property Information:

Property Location: 606 North Polk St.; 607 Morrow Ave.; 609 Morrow Ave., Pineville, NC 28134

Property Owner's Mailing Address: 601 Belle Meade Ct., Waxhaw, NC 28173

Property Owner Name: Daniel and Penelope Macuga Trust Phone: \_\_\_\_\_

Tax Map and Parcel Number: 207-09-205, 207-09-208, 207-09-209 Existing Zoning: B-3

### Which are you applying (Check all that apply):

Rezoning by Right  Conditional Zoning  Conditional Rezoning  Text Amendment

### Fill out section(s) that apply:

#### Rezoning by Right:

Proposed Rezoning Designation \_\_\_\_\_

#### Conditional Zoning:

Proposed Conditional Use Residential Conditional to allow for 19 Town Homes

Acreage +/- 1.21 Ac Square Feet +/- 45.6K SF Approximate Height 38' # of Rooms 114

Parking Spaces Required 38 Parking Spaces Provided 78 **\*\*Please Attach Site Specific Conditional Plan**

#### Conditional Rezoning:

Proposed Conditional Rezoning Designation B-3 Conditional to allow for 19 Town Homes

#### Text Amendment:

Section B-3 Uses Reason Allow for residential use where currently not allowed.

Proposed Text Change (Attach if needed) 6.1.6 General Business District (B-3)

This business district located adjacent to Pineville's historic Downtown Core and intended to closely reflect that. This district is designed to accommodate a wide variety of smaller and medium-sized retail, ~~and commercial~~, and residential us

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

MANAGER  
 Signature of Applicant SOUTH OAK PARTNERS, LLC

7-15-2024  
 Date

\_\_\_\_\_  
 Signature of Property Owner (If not Applicant)

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Town Official

\_\_\_\_\_  
 Date