

FY2013 –
 Petition #: _____
 Date Originally Filed: _____
 Date Amended: _____
 Received By: _____

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete all fields –

Property Owner: (1) Steele Creek Limited Partnership (199-241-03,13,15, and 44); (2) Robert P. Wilson Jr. (199-251-01); (3) Mr. & Mrs. David F. Moody (199-241-34)

Owner's Address: (1) 6100 Fairview Road, Suite 640, Charlotte, NC 28210; (2) 5301 Shopton Road, Charlotte, NC 28278; (3) 4928 Trojan Drive City, State, Zip: (3) Charlotte, NC 28278

Date Property Acquired: (1) 1997, 2007 & 2009; (2) 1994; (3) 1993 Utilities Provided: (Water) CMU
 (CMUD, Private, Other)
 (Sewer) CMU
 (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): The majority of the property bounded by Shopton Road to the north, I-485 to the east, Steele Creek Road to the south, Dixie-River Road to the west and (generally located in the southwest quadrant of the interchange of I-485 and Steele Creek Road in Mecklenburg County, NC)

Tax Parcel Number(s): 199-241-03, 13, 15, 34 and 44; 199-251-01

Current Land Use: Vacant and two single-family homes

Size (Sq.Ft. or Acres): ±82 acres

Existing Zoning: CC (LLW-PA), CC SPA (LLW-PA) I-1(CD)(LLW-PA), R-3(LLW-PA) (LLW-PA), CC (LLW-PA) - ± 19.5 acres; and MUDD-O (LLW-PA) - ± 62.5 acres Proposed Zoning: CC SPA

AMENDED REQUEST DETAILS:

Purposes: 1) Original Request 2) Amendment/Change:

(1) To allow the Site to be developed with an Upscale Outlet Retail Center and accompany retail, services and hotel uses; (2) To change the zoning on a portion of the Site to MUDD-O to address certain site design and signage aspects for the proposed development.

Jeff Brown
 Keith MacVean
Name of Agent

 100 N. Tryon Street, Suite 3900
 Agent's Address
 Charlotte, NC 28202
 City, State, Zip
 704-503-2564 (Jeff Brown)
 704-503-2637 (Keith MacVean) 704-503-2622
 Telephone Number Fax Number
 jbrown@kslaw.com
 kmacvean@kslaw.com
 E-Mail Address
 See Attachment B
 Signature of Property Owner if other than Petitioner

(Name Typed/Printed)

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Steele Creek (1997) Limited Partnership
 Attn: Chris Thomas
Name of Petitioner(s)
 c/o Childress Klein Properties
 301 S. College Street, Suite 2800
 Address of Petitioner(s)
 Charlotte, NC 28202
 City, State, Zip
 704-343-4315 704-342-9039
 Telephone Number Fax Number
 chris.thomas@childressklein.com
 E-Mail Address
 See Attachment A
 Signature

(Name Typed/Printed)

**Steele Creek (1997) Limited Partnership
Tanger Outlet Retail Center
SIGNATURE OF PETITIONER/OWNER
ATTACHMENT A**

PETITIONER/OWNER:

Steele Creek (1997) Limited Partnership

By: SBG, Inc., General Partner

By: Sarah Belk Gambrell
Name: Sarah Belk Gambrell
Title: President

ATTACHMENT B
REZONING PETITION NO. 2012-000
STEELE CREEK (1997) LIMITED PARTNERSHIP

PETITIONER JOINDER AGREEMENT

The undersigned, as the owners of the parcel of land located at 4928 Trojan Drive in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 199-241-34 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 LLW-PA zoning district to the CC LLW-PA and/or MUDD-O LLW-PA zoning district(s) as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 16 day of October, 2012.

Mr. David F. Moody.

Mrs. Donna C. Moody

By: David F. Moody
Name: David F. Moody
By: Donna C. Moody
Name: Donna C. Moody

**ATTACHMENT B
REZONING PETITION NO. 2012-000
STEELE CREEK (1997) LIMITED PARTNERSHIP**

PETITIONER JOINDER AGREEMENT

The undersigned, as the owners of the parcel of land located at 5301 Shopton Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 199-251-01 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 LLW-PA zoning district to the CC LLW-PA and/or MUDD-O LLW-PA zoning district(s) as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 16 day of October, 2012.

Mr. Robert P. Wilson, Jr.

By: Robert P. Wilson Jr
Name: Robert P. Wilson Jr

Tanger North

BEGINNING AT A POINT, said point being the northwest corner of Lot 7, Olympic Woods Subdivision, as recorded in Map Book 15 Page 523, Mecklenburg County Register of Deeds; THENCE S 38°34'47" W a distance of 83.77' to a point in the centerline of an un-named tributary of Beaverdam Creek; THENCE along the meanders of the un-named tributary the following thirteen (13) courses and distances: (1) THENCE S 53°53'01" W a distance of 60.81' to a point; (2) THENCE S 68°02'15" W a distance of 40.40' to a point; (3) THENCE S 53°52'43" W a distance of 82.95' to a point; (4) THENCE S 46°38'20" W a distance of 65.32' to a point; (5) THENCE S 85°55'55" W a distance of 61.27' to a point; (6) THENCE S 65°24'19" W a distance of 83.91' to a point; (7) THENCE S 76°34'05" W a distance of 117.39' to a point; (8) THENCE S 63°32'33" W a distance of 46.57' to a point; (9) THENCE S 28°55'29" W a distance of 51.34' to a point; (10) THENCE S 42°45'22" W a distance of 95.60' to a point; (11) THENCE S 62°16'29" W a distance of 35.47' to a point; (12) THENCE S 53°11'00" W a distance of 61.18' to a point; (13) THENCE S 72°41'37" W a distance of 80.46' to a point in the right-of-way of Dixie River Road; THENCE along the right-of-way of Dixie River Road the following ten (10) courses and distances: (1) THENCE with a curve turning to the right, an arc length of 817.58', with a radius of 1450.00', a chord bearing of N 09°19'10" W and a chord length of 806.79' to a point; (2) THENCE N 06°50'01" E a distance of 489.33' to a point; (3) THENCE with a curve turning to the left, an arc length of 422.41', with a radius of 812.00', a chord bearing of N 08°04'09" W and a chord length of 417.66' to a point; (4) THENCE N 22°58'19" W a distance of 286.99' to a point; (5) THENCE N 16°41'10" W a distance of 100.33' to a point; (6) THENCE N 22°57'18" W a distance of 50.27' to a point; (7) THENCE N 22°58'19" W a distance of 105.63' to a point; (8) THENCE N 67°01'41" E a distance of 14.00' to a point; (9) THENCE N 22°58'19" W a distance of 47.86' to a point; (10) THENCE N 04°45'04" E a distance of 37.27' to a point in the right-of-way of Shopton Road; THENCE along the right-of-way of Dixie River Road the following seven (7) courses and distances: (1) THENCE N 65°52'48" E a distance of 45.62' to a point; (2) THENCE with a curve turning to the right, an arc length of 292.95', with a radius of 960.52', a chord bearing of N 74°37'03" E and a chord length of 291.82' to a point; (3) THENCE N 83°15'36" E a distance of 299.34' to a point; (4) THENCE S 80°31'22" E a distance of 128.21' to a point; (5) THENCE N 83°59'05" E a distance of 269.43' to a point; (6) THENCE S 81°46'27" E a distance of 309.97' to a point; (7) THENCE S 81°37'15" E a distance of 54.21' to a point in the right-of-way of I-485; THENCE along the right-of-way of I-485 the following four (4) courses and distances: (1) THENCE S 14°33'55" E a distance of 125.13' to a point; (2) THENCE S 14°33'55" E a distance of 325.17' to a point; (3) THENCE S 22°32'58" E a distance of 343.20' to a point; (4) THENCE S 06°55'08" E a distance of 383.70' to a point in the line of the property of the North Carolina Department of Transportation, as recorded in Deed Book 8429 Page 225; THENCE along the line of the North Carolina Department of Transportation S 33°04'11" W a distance of 162.96' to a point in the northern line of Lot 11, Olympic Woods Subdivision; THENCE along the northern line of Lot 11 N 57°57'27" W a distance of 33.05' to a point in the western line of Olympic Woods Subdivision; THENCE along the western line of Olympic Woods Subdivision S 33°43'17" W a distance of 757.10' to the POINT OF BEGINNING, having an area of 62.41 acres more or less.

Tanger South

BEGINNING AT A POINT, said point being the northwest corner of Lot 7, Olympic Woods Subdivision, as recorded in Map Book 15 Page 523, Mecklenburg County Register of Deeds; THENCE along the line of Lot 7 S 51°39'14" E a distance of 229.53' to a point in the right-of-way of Trojan Drive; THENCE along the right-of-way of Trojan Drive the following five (5) courses and distances: (1) THENCE with a curve turning to the left, an arc length of 237.95', with a radius of 279.26', a chord bearing of S 09°27'50" W and a chord length of 230.82' to a point; (2) THENCE S 20°06'36" E a distance of 111.93' to a point; (3) THENCE S 14°55'37" E a distance of 153.00' to a point; (4) THENCE S 15°19'30" E a distance of 244.53' to a point; (5) THENCE S 37°43'19" E a distance of 183.82' to a point in the right-of-way of Steele Creek Road; THENCE along the right-of-way of Steele Creek Road S 39°58'15" W a distance of 453.09' to a point at the intersection of Steele Creek Road and Dixie River Road; THENCE along the transition to Dixie River Road N 89°12'32" W a distance of 58.05' to a point in the right-of-way of Dixie River Road; THENCE along Dixie River Road N 52°07'50" W a distance of 542.56' to a point; THENCE continuing along the right-of-way of Dixie River Road with a curve turning to the right, an arc length of 674.64', with a radius of 1450.00', a chord bearing of N 38°48'05" W and a chord length of 668.58' to a point; THENCE leaving the right-of-way of Dixie River Road and following the meanders of an un-named tributary of Beaver Dam Creek the following thirteen (13) courses and distances: (1) THENCE N 72°41'37" E a distance of 80.46' to a point; (2) THENCE N 53°11'00" E a distance of 61.18' to a point; (3) THENCE N 62°16'29" E a distance of 35.47' to a point; (4) THENCE N 42°45'22" E a distance of 95.60' to a point; (5) THENCE N 28°55'29" E a distance of 51.34' to a point; (6) THENCE N 63°32'33" E a distance of 46.57' to a point; (7) THENCE N 76°34'05" E a distance of 117.39' to a point; (8) THENCE N 65°24'19" E a distance of 83.91' to a point; (9) THENCE N 85°55'55" E a distance of 61.27' to a point; (10) THENCE N 46°38'20" E a distance of 65.32' to a point; (11) THENCE N 53°52'43" E a distance of 82.95' to a point; (12) THENCE N 68°02'15" E a distance of 40.40' to a point; (13) THENCE N 53°53'01" E a distance of 60.81' to a point; THENCE leaving the un-named tributary N 38°34'47" E a distance of 83.77' to the POINT OF BEGINNING, having an area of 19.43 acres more or less.