

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

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete all fields –

Property Owner: Steele Creek (1997) Limited Partnership (tax parcel # 201-051-06); Sarah Belk Gambrell (tax parcel # 201-051-08, 10, and 14)

Owner's Address: (for both owners) 6100 Fairview Road, Suite 640 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 1997 Utilities Provided: (Water) CMUD (Sewer) CMUD
 (CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): East of I-485 between Sandy Porter Road and West Arrowood Road

Tax Parcel Number(s): portion of: 201-051-06; and all of 201-051-08, 10 and 14

Current Land Use: Vacant

Size (Sq.Ft. or Acres): ± 114 acres

Existing Zoning: R-3 Proposed Zoning: O-1(CD) ± 44.40 acres and I-1(CD) ± 69.60 acres

AMENDED REQUEST DETAILS:

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

- 1) To allow the Site to be developed with as an Industrial Park
- 2) To request Office zoning as well as Industrial zoning to allow the Site to be developed as a Business Park with office uses, limited industrial uses and certain other permitted uses..

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

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) DMSLIBRARY01-19954674v1

(Name Typed/Printed)

**STEELE CREEK (1997) LIMITED PARTNERSHIP
I-485/Sandy Porter Road Industrial Park
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 parcels of land located on the east side of I-485 between Sandy Porter Road and W. Arrowood Road in Mecklenburg County, North Carolina that are designated as Tax Parcel No.'s 201-051-06, 08, 10, and 14 on the Mecklenburg County Tax Map and which are 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 zoning district to the I-1(CD) zoning district 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 _____ day of October, 2012.

Ms. Sarah Belk Gambrell

By: *Sarah Belk Gambrell*
Name: Sarah Belk Gambrell

BEGINNING AT A POINT, said point being at the intersection of the eastern right-of-way of Sandy Porter Road and the inside right-of-way of I-485; THENCE along the right-of-way of Sandy Porter Road the following five (5) courses and distances: (1) THENCE N 17°10'01" W a distance of 224.10' to a point; (2) THENCE N 28°27'53" W a distance of 133.83' to a point; (3) THENCE N 17°09'47" W a distance of 426.64' to a point; (4) THENCE S 73°04'06" W a distance of 15.68' to a point; (5) THENCE N 17°11'46" W a distance of 195.19' to a point, the southwest corner of the property of Carlton Epple, now or formerly, as recorded in Deed Book 10469 Page 425, Mecklenburg County Register of Deeds; THENCE along the southern line of Carlton Epple S 63°32'23" E a distance of 306.62' to a point; THENCE along the eastern line of Carlton Epple N 02°13'38" W a distance of 66.08' to a point, the southwest corner of ACC-Shopton Road LP, now or formerly, as recorded in Deed Book 12066 Page 801; THENCE along the line of ACC-Shopton Road LP S 67°36'41" E a distance of 1270.83' to a point; THENCE a new line with a curve turning to the right, an arc length of 298.41', a radius of 870.00', a chord bearing of S 10°39'59" W and a chord length of 296.95' to a point; THENCE S 20°29'34" W a distance of 242.05' to a point; THENCE with a curve turning to the right, an arc length of 180.64', a radius of 2283.76', a chord bearing of S 57°51'46" E and a chord length of 180.59' to a point; THENCE with a compound curve turning to the right, an arc length of 199.70', a radius of 816.63', a chord bearing of S 48°35'29" E and a chord length of 199.20' to a point; THENCE with a compound curve turning to the right, an arc length of 179.61', a radius of 908.28', a chord bearing of S 35°55'15" E and a chord length of 179.32' to a point; THENCE with a reverse curve turning to the left, an arc length of 248.23', a radius of 3731.22', a chord bearing of S 32°09'42" E and a chord length of 248.19' to a point; THENCE with a reverse curve turning to the right, an arc length of 250.77', a radius of 2069.04', a chord bearing of S 30°35'43" E and a chord length of 250.62' to a point; THENCE with a compound curve turning to the right, an arc length of 199.40', a radius of 11769.02', a chord bearing of S 26°38'16" E and a chord length of 199.39' to a point; THENCE with a compound curve turning to the right, an arc length of 310.31', a radius of 5670.89', a chord bearing of S 24°35'05" E and a chord length of 310.27' to a point; THENCE with a compound curve turning to the right, an arc length of 178.95', a radius of 16002.56', a chord bearing of S 22°41'49" E and a chord length of 178.95' to a point; THENCE with a compound curve turning to the right, an arc length of 211.19', a radius of 4140.18', a chord bearing of S 20°54'54" E and a chord length of 211.17' to a point; THENCE with a reverse curve turning to the left, an arc length of 451.76', a radius of 864.13', a chord bearing of S 34°25'50" E and a chord length of 446.63' to a point in the line of Whitehall Development, LP, now or formerly, as recorded in Deed Book 7974 Page 814; THENCE along the line of Whitehall Development S 30°58'13" W a distance of 671.04' to a point; THENCE continuing along the line of Whitehall Development S 32°51'36" W a distance of 169.90' to a point at the intersection of the right-of-way of Arrowood Road and the inside right-of-way of I-485; THENCE along the inside right-of-way of I-485 the following nine (9) courses and distances: (1) THENCE N 79°27'03" W a distance of 37.21' to a point; (2) THENCE N 40°05'15" W a distance of 543.63' to a point; (3) THENCE with a curve turning to the right, an arc length of 379.22', a radius of 1048.48', a chord bearing of N 26°01'17" W and a chord length of 377.16' to a point; (4) THENCE N 10°17'43" W a distance of 179.49' to a point; (5) THENCE with a curve turning to the left, an arc length of 763.44', a radius of 3762.20', a chord bearing of N 15°23'14" W and a chord length of 762.13' to a point; (6) THENCE with a compound curve turning to the left, an arc length of 863.82', a radius of 2431.51', a chord bearing of N 32°31'40" W and a chord length of 859.28' to a point; (7) THENCE N 40°03'12" W a distance of 141.56'; THENCE N 47°54'14" W a distance of 176.42' to a point; (8) THENCE N 56°48'30" W a distance of 105.88' to a point; (9) THENCE with a curve turning to the left, an arc length of 319.21', a radius of 2440.57', a chord bearing of N 56°07'19" W and a chord length of 318.98' to the POINT OF BEGINNING, having an area of 69.58 acres more or less.

BEGINNING AT A POINT, said point being the southwest corner of the property of Jeanette B. Sneed, now or formerly, as recorded in Deed Book 8981 Page 576, Mecklenburg County Register of Deeds; THENCE S 49°18'37" E a distance of 554.14' to a point; THENCE S 11°43'12" W a distance of 162.45' to a point; THENCE a new line S 07°50'07" W a distance of 1243.98' to a point, the northern corner of Whitehall Development, LP; THENCE along the line of Whitehall Development LP S 30°58'13" W a distance of 350.33' to a point; THENCE a new line with a curve turning to the right, an arc length of 451.76', a radius of 864.13', a chord bearing of N 34°25'50" W and a chord length of 446.63' to a point; THENCE with a reverse curve turning to the left, an arc length of 211.19', a radius of 4140.18', a chord bearing of N 20°54'54" W and a chord length of 211.17' to a point; THENCE with a compound curve turning to the left, an arc length of 178.95', a radius of 16002.56', a chord bearing of N 22°41'49" W and a chord length of 178.95' to a point; THENCE with a compound curve turning to the left, an arc length of 310.31', a radius of 5670.89', a chord bearing of N 24°35'05" W and a chord length of 310.27' to a point; THENCE with a compound curve turning to the left, an arc length of 199.40', a radius of 11769.02', a chord bearing of N 26°38'16" W and a chord length of 199.39' to a point; THENCE with a compound curve turning to the left, an arc length of 250.77', a radius of 2069.04', a chord bearing of N 30°35'43" W and a chord length of 250.62' to a point; THENCE with a reverse curve turning to the right, an arc length of 248.23', a radius of 3731.22', a chord bearing of N 32°09'42" W and a chord length of 248.19' to a point; THENCE with a reverse curve turning to the left, an arc length of 179.61', a radius of 908.28', a chord bearing of N 35°55'15" W and a chord length of 179.32' to a point; THENCE with a compound curve turning to the left, an arc length of 199.70', a radius of 816.63', a chord bearing of N 48°35'29" W and a chord length of 199.20' to a point; THENCE with a compound curve turning to the left, an arc length of 180.64', a radius of 2283.76', a chord bearing of N 57°51'46" W and a chord length of 180.59' to a point; THENCE N 20°29'34" E a distance of 242.05' to a point; THENCE with a curve turning to the left, an arc length of 298.41', a radius of 870.00', a chord bearing of N 10°39'59" E and a chord length of 296.95' to a point in the line of ACC-Shopton road LP, now or formerly, as recorded in Deed Book 12066 Page 801; THENCE along the line of ACC-Shopton Road LP S 67°36'41" E a distance of 1195.75' to the POINT OF BEGINNING, having an area of 44.39 acres more or less.