

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2014
Petition #: <u>2013-85</u>
Date Filed: <u>7-22-13</u>
Received By: <u>[Signature]</u>

Complete All Fields

OWNERSHIP INFORMATION:

(1) J. Houston Matthews III, Annabelle Matthews Kelly, Nora Matthews Hale and Vann Marshall
Matthews II (Per tax records)(See Additional Owners on attached Joinder Agreements)

Property Owner: (2) Realand LLC

(1) P.O Box 3737 Gastonia, NC 28054

Owner's Address: (2) 10508 Knox Ave. City, State, Zip: Matthews, NC 28105

(1) 1951

Date Property Acquired: (2) 2006 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Generally located on the east side of Providence Road and south of I-485.

Tax Parcel Number(s): 231-131-06 and 07

Current Land Use: Vacant and two single-family homes.

Size (Sq.Ft. or Acres): ± 89.5 acres (± 70.80 acres MUUD-O portion; 18.70 for MX-2 Innovative portion).

ZONING REQUEST:

Existing Zoning: R-3 and R-3(CD) Proposed Zoning: MUDD-O and MX-2 (Innovative)
and five (5) year vested rights

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To allow the development of a pedestrian friendly mixed-use residential and commercial community.

Jeff Brown
Keith MacVean
Name of Agent
Moore & Van Allen
100 N. Tryon Street, Suite 4700
Agent's Address
Charlotte, NC 28202
City, State, Zip
704-331-1144 (Jeff Brown) 704-378-1925
704-331-3531 (Keith MacVean) 704-378-1954
Telephone Number Fax Number
jeffbrown@mvalaw.com
keithmacvean@mvlaw.com
E-Mail Address

See Attachment A
Signature of Property Owner if other than Petitioner
(Name Typed / Printed)

Providence Road Farms, LLC – C/O Peter B. Pappas/
Crosland Southeast and Chris Thomas/Childress Klein Properties
Name of Petitioner(s)
201 S. College Street, Suite 1300 (Peter Pappas)
301 S. College Street, Suite 2800 (Chris Thomas)
Address of Petitioner(s)
Charlotte, NC 28244 (Peter Pappas)
Charlotte, NC 28202 (Chris Thomas)
City, State, Zip
704-561-5272 (Peter Pappas)
704-343-4315 (Chris Thomas) 704-342-9039(CT)
Telephone Number Fax Number
ppappas@croslandsoutheast.com
chris.thomas@childressklein.com
E-Mail Address

See Attachment B
Signature
(Name Typed / Printed)

ATTACHMENT B

PROVIDENCE ROAD FARMS, LLC
SIGNATURE OF PETITIONER

PETITIONER:
Providence Road Farms, LLC

By: *Peter B. Pappas*
Name: *Peter B. Pappas*
Title: *Manager*

By: *R. Christopher Thomas*
Name: *R. Christopher Thomas*
Title: *Member*

ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Realand LLC

The undersigned, as the owner of the parcel of land located at 11417 and 11425 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-06 on the Mecklenburg County Tax Map and which is 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 MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19 day of July, 2013

Realand LLC

By: Martha Realand
Name: Martha Realand

ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Sarah Houston Farms, LLC

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 20 day of July, 2013

Sarah Houston Farms, LLC, a
North Carolina limited liability company

By: Matthews Management, Inc.,
its Manager

By: Eugene R. Matthews II
Eugene R. Matthews, II,
President

ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – The Chester Company, LLC

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 20 day of July, 2013

The Chester Company, LLC, a North Carolina limited liability company

By: Matthews Management, Inc.,
its Manager

By: Eugene R. Matthews, II
Eugene R. Matthews, II,
President

ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Wells Fargo Bank, N.A.

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This _____ day of July, 2013

Wells Fargo Bank, N.A.,
Co-Trustee U/W J. H. Matthews

By: Susan W. Causey, VP By JM:
Susan W. Causey, Vice President

Annabelle M. Royster, Co-Trustee u/w J. H.
Matthews

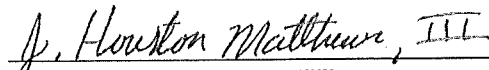
ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – J. Houston Matthews, III

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of July, 2013



J. Houston Matthews, III

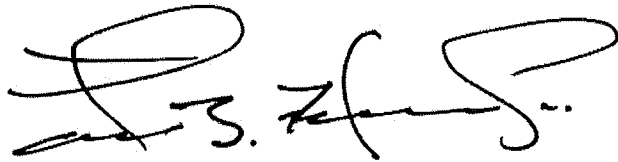
ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – **Annabelle M. Kelly**

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of July, 2013

A handwritten signature in black ink, appearing to read 'Annabelle M. Kelly', written over a horizontal line.

Annabelle M. Kelly
Thomas B. Harris, Jr., Authorized Representative

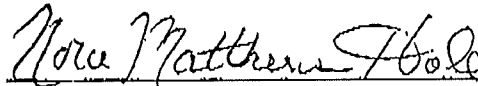
ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Nora Matthews Hale

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19th day of July, 2013



Nora Matthews Hale

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ATTACHMENT A

REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – **Vann M. Matthews**

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of July, 2013

Vann M. Matthews

Vann M. Matthews

ATTACHMENT A

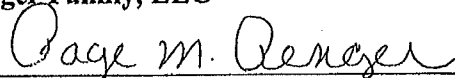
REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Renger Family, LLC

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19 day of July, 2013

Renger Family, LLC



Page M. Renger, Manager

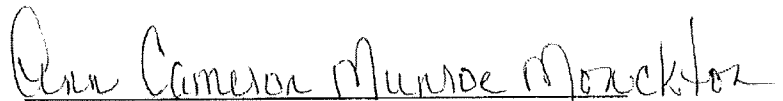
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REZONING PETITION NO. 2013-000
PROVIDENCE ROAD FARMS, LLC

PETITIONER JOINDER AGREEMENT – Ann Cameron Munroe Monckton

The undersigned, as the owner of the parcel of land located at 11933 Providence Road in Mecklenburg County North Carolina that is designated as Tax Parcel No. 231-131-07 on the Mecklenburg County Tax Map and which is 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 and R-3(CD) zoning district to the MUDD-O and MX-2 (Innovative) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22nd day of July, 2013


Ann Cameron Munroe Monckton