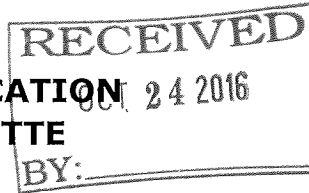


**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-019

Petition #: ~~2016~~
Date Filed: 10/24/2016
Received By: BJ

Complete All Fields (Use additional pages if needed)

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO
Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO
Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO
Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO
Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO
Current Land Use: Vacant Total Acres: ±16.37
Existing Zoning: R-3 and CC
Proposed Zoning: O-2(CD) and NS
Overlay: Lower Lake Wylie Protected Area Watersheds (LLWPA)
(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Meacci, Josh Weaver, Carlos Alzate
Date of meeting: 10/18/2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): N/A
Purpose/description of Conditional Zoning Plan: To allow the site to be developed with retail, restaurant, office and hotel uses.

Jeff Brown
Keith MacVean
Name of Rezoning Agent
Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address
Charlotte, NC 28202
City, State, Zip
704-331-1144 (JB) **704-378-1925 (JB)**
704-331-3531 (KM) **704-378-1954 (KM)**
Telephone Number Fax Number
jeffbrown@mvalaw.com keithmacvean@mvalaw.com
E-mail Address
See Attachment A-E
Signature of Property Owners

Steele-Trojan Properties, LLC (Attn: Muhsin Muhammad)
Name of Petitioner
6100 Fairview Road, Ste 1156
Address of Petitioner
Charlotte, NC 28210
City, State, Zip
704.334.3334
Telephone Number
mmuhammad@axum-partners.com
E-mail Address
See Attachment F
Signature of Petitioner

SCHEDULE 1

	Property Address	Parcel No.	Acreage	Date Acquired	Current Zoning
Steele-Trojan Properties LLC 831 East Morehead St, Ste. 445 Charlotte, NC 28202	N/A	199-59-109	0.197	10/30/2015	R-3
	8900 Gold Medal Circle	199-24-126	1.398	10/30/2015	R-3
	8908 Gold Medal Circle	199-24-125	1.002	10/30/2015	R-3
	4900 Trojan Drive	199-24-124	0.72	1/30/2014	R-3
Muhammad Development Group Inc. 6100 Fairview Road, Ste. 1156 Charlotte, NC 28210	4910 Trojan Drive	199-24-123	0.79	6/19/2008	R-3
	4920 Trojan Drive	199-24-122	0.9	6/19/2008	R-3
	9100 Steele Creek Road	199-24-302	1.914	3/4/2004	R-3
	4917 Trojan Drive	199-24-308	0.337	2/10/2004	R-3
Steele Creek Limited Partnership 6100 Fairview Road Charlotte, NC 28210	N/A	199-24-155	0.919	7/26/2013	CC
Department of Transportation 716 W Main Street Albemarle, NC 28001	N/A	199-24-306	0.5	12/8/1995	R-3
	4901 Trojan Drive	199-24-307	1	12/8/1995	R-3
Samuel M Patterson Jr 198 Willwood Circle Rock Hill, SC 29730	9200 Steele Creek Road	199-24-301	3.761	3/25/1985	R-3

ATTACHMENT A

REZONING PETITION NO. 2016-
Steele-Trojan Properties LLC

PETITIONER JOINDER AGREEMENT
Steele-Trojan Properties LLC

The undersigned, as the owners of the parcels of land:

- | | | |
|----|------------------------|------------|
| 1. | N/A | 199-59-109 |
| 2. | 8900 Gold Medal Circle | 199-24-126 |
| 3. | 8908 Gold Medal Circle | 199-24-125 |
| 4. | 4900 Trojan Drive | 199-24-124 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the R-3 zoning district to the O-2(CD) and/or NS 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 24th day of October, 2016.

Steele-Trojan Properties LLC

By: Muhsin Muhammad II

Name: Muhsin Muhammad II

Title: Managing Partner

ATTACHMENT B

REZONING PETITION NO. 2016-
Steele-Trojan Properties LLC

PETITIONER JOINDER AGREEMENT
Muhammad Development Group, Inc

The undersigned, as the owners of the parcel of land:

- | | | |
|----|------------------------|------------|
| 1. | 4910 Trojan Drive | 199-24-123 |
| 2. | 4920 Trojan Drive | 199-24-122 |
| 3. | 9100 Steele Creek Road | 199-24-302 |
| 4. | 4917 Trojan Drive | 199-24-308 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcel from the R-3 zoning district to the O-2(CD) and/or NS 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 24th day of October, 2016.

Muhammad Development Group, Inc.

By: Muhsin Muhammad II
Name: Muhsin Muhammad II
Title: owner

ATTACHMENT D

REZONING PETITION NO. 2016-
Steele-Trojan Properties LLC

PETITIONER JOINDER AGREEMENT
Department of Transportation


The undersigned, as the owners of the parcel of land located:

- | | | |
|----|---|------------|
| 1. | Southwest intersection of Gold Medal Circle
and Trojan Drive | 199-24-306 |
| 2. | 4901 Trojan Drive | 199-24-307 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcel from the R-3 zoning district to the O-2(CD) and/or NS 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 24th day of October, 2016.

Department of Transportation

By: 
Name: Steve Grimes
Title: Acting Right of Way Unit Manager

ATTACHMENT E

REZONING PETITION NO. 2016-
Steele-Trojan Properties LLC

PETITIONER JOINDER AGREEMENT
Samuel M Patterson, Jr

The undersigned, as the owners of the parcels of land located at 9200 Steele Creek Road that is designated as Tax Parcel No. 199-24-301 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the R-3 zoning district to the O-2(CD) and/or NS zoning districts 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 24 day of October, 2016.


Samuel M Patterson, Jr

ATTACHMENT F

REZONING PETITION NO. 2016-128
Steele-Trojan Properties LLC

Steele-Trojan Properties LLC

By: Muhsin Muhammad II
Name: Muhsin Muhammad II
Title: Managing Partner

ATTACHMENT C

REZONING PETITION NO. 2016-
Steele-Trojan Properties LLC

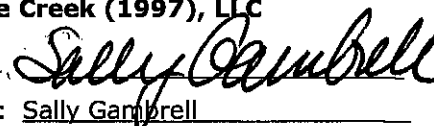
PETITIONER JOINDER AGREEMENT
Steele Creek (1997), LLC

The undersigned, as the owners of the parcel of land located at the northeast intersection of Trojan Drive and Outlets Boulevard Road that is designated as Tax Parcel No. 199-24-155 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcel from the CC zoning district to the O-2(CD) and/or NS 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, 2016.

Steele Creek (1997), LLC

By:



Name: Sally Gambrell

Title: Manager