



2017-137

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 8/24/2017
Received By: BJ

Property Owners: Roy I Denman
Muskrat Point Properties, LLC

Owner's Addresses: 4300 W Waco Dr, Ste B2 #205, Waco, TX 76710
5250 Masons Ferry Road, Lake Wylie, SC 29710

Date Properties Acquired: 09/17/1982
12/15/2015

Property Addresses: 7625 W WT Harris Boulevard, Charlotte, NC 28216
Southeast intersection of W. WT Harris Boulevard and Reams Road, Charlotte, NC 28216

Tax Parcel Numbers: 025-221-04
025-221-05

Current Land Use: vacant Size (Acres): ± 10.44

Existing Zoning: R-3 Proposed Zoning: B-1(CD)

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Meacci, Sonja Sanders, Kelsie Anderson, Tammie Keplinger, and Laura Harmon.

Date of meeting: 01/6/2017

(*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 a mix of retail and restaurants uses.

Keith MacVean & Jeff Brown
Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com
E-mail Address

SEE ATTACHMENT A and B
Signature of Property Owner

Jemsite Development (Attn.; Jeff Flattery)
Name of Petitioner

PO Box 1000
Address of Petitioner

Jefferson, NC 28640
City, State, Zip

336.846.7133
Telephone Number Fax Number

Jeff.flattery@jemsitedevelopment.com
E-mail Address

SEE ATTACHMENT C
Signature of Petitioner

ATTACHMENT A

Jemsite Development

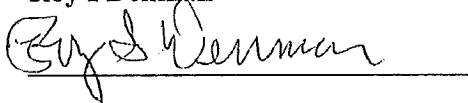
PETITIONER JOINDER AGREEMENT

Roy I Denman

The undersigned, as the owner of the parcel of land located at 7625 W. WT Harris Boulevard that is designated as Tax Parcel No. 025-221-04 on the Mecklenburg County Tax Map and which is subject to 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 B-1(CD) 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 8 day of AUGUST, 2017.

Roy I Denman

A handwritten signature in cursive script, appearing to read "Roy I Denman", is written over a horizontal line.

ATTACHMENT B

Jemsite Development

PETITIONER JOINDER AGREEMENT
Muskrat Point Properties ~~LLC~~ *LLC*

The undersigned, as the owner of the parcel of land located at the southeast intersection of W. WT Harris Boulevard and Reams Road that is designated as Tax Parcel No. 025-221-05 on the Mecklenburg County Tax Map and which is subject to 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 B-1(CD) 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 17th day of August, 2017.

Muskrat Point Properties ~~LLC~~ *LLC*

By: *Lloyd F. Bauman*
Name: *Lloyd F. Bauman*
Title: *Its Manager*

ATTACHMENT C

**REZONING PETITION NO. [2017-]
Jemsite Development**

Petitioner:

Jemsite Development

By:  8/22/17
Name: JEFF FLATTERY
Title: PRESIDENT