I. REZONING APPLICATION
CITY OF CHARLOTTE

Property Owners: Roy I Denman
Muskat 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 Rezonings 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
keithmacleve@mvalaw.com; jeffbrown@mvalaw.com
E-mail Address

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 A and B
Signature of Property Owner

SEE ATTACHMENT C
Signature of Petitioner
ATTACHMENT A

Jensite 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 ___ day of August, 2017.

Roy I Denman

[Signature]
ATTACHMENT B

Jemsite Development

PETITIONER JOINDER AGREEMENT
Muskrat Point Properties 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 11th day of August, 2017.

Muskrat Point Properties LLC

By: [Signature]
Name: [Name]
Title: [Title]
ATTACHMENT C

REZONING PETITION NO. [2017- ]
Jemsite Development

Petitioner:
Jemsite Development

By: ____________________________ 8/22/17
Name: Jeff Flattery
Title: President