

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
MAR 21 2019
BY:

2019-052
Petition #: _____
Date Filed: 3/21/2019
Received By: BJ

Property Owners: The Ervin Building LLC

Owner's Addresses: 8334 Pineville Matthews Rd, Ste 103-256, Charlotte, NC 28220

Date Properties Acquired: 11/30/2018

Property Addresses: (1) 4001 E Independence Blvd, Charlotte, NC 28205,
(2) 4812 Bamboo St, Charlotte, NC 28205, and
(3) intersection of Pierson Drive and Bamboo Street, Charlotte, NC 28205

Tax Parcel Numbers: (1) 131-111-12,
(2) 131-111-10, and
(3) 131-111-01 (currently inadvertently listed as tax parcel # 131-111-10)

Current Land Use: vacant (Acres): ± 2.11

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA

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

Required Rezoning Pre-Application Meeting* with: Laura Harmon and Solomon Fortune

Date of meeting: 3/14/19

(*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 relocate the building improvements on which the specialty signage will be installed to a location that better showcases the historic Ervin/Varnadore building entrance in support of historic tax credit designation and expedites development at the corner of Wilshire Place and Independence Blvd.

Jeff Brown & Keith MacVean
Name of Rezoning Agent

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

Charlotte, NC 28202

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

Signature of Property Owner

Beaver Creek CRE LLC(Attn: Kirk Broadbooks)
Name of Petitioner

8334 Pineville Matthews Road, Ste. 103-256
Address of Petitioner

Pineville, NC 28134
City, State, Zip

704-869-2500 x243
Telephone Number Fax Number

kirk@gvestcapital.com
E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. 2019-_____
Beaver Creek CRE LLC**

**OWNER JOINDER AGREEMENT
The Ervin Building LLC**


The undersigned, as the owner of the parcels of land located at

1. 4001 E Independence Blvd, Charlotte, NC that is designated as Tax Parcel No. 131-111-12
2. 4812 Bamboo Street, Charlotte, NC that is designated as Tax Parcel No. 131-111-10
3. The intersection of Pierson Drive and Bamboo Street, Charlotte, NC that is designated as Tax Parcel No. 131-111-01

(currently inadvertently listed as tax parcel # 131-111-10) on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MUDD-O zoning district to the MUDD-O SPA 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 18 day of March, 2019.

The Ervin Building LLC


By: 
Name: Raymond M. Gee
Its: Manager

ATTACHMENT B

**REZONING PETITION NO. 2019-
Beaver Creek CRE LLC**

Petitioner:

Beaver Creek CRE LLC

By: 
Name: Raymond M Gee
Title: Manager