OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2013 Petition #:	13-42
Date Filed:	2-25-13
Received By:	Jan Or

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Property Owner: Summit Avenue Mint S	Street LLC Matthew D	Browder Manager	
Owner's Address: 1440 South Tryo	n Street #104	City, State, Zip: <u>C</u>	harlotte NC 28203
Date Property Acquired: 11.1.11	· · · · · · · · · · · · · · · · · · ·	iter) CMUD ID, Private, Other)	(Sewer) CMUD (CMUD, Private, Other)
LOCATION OF PROPERTY (Address o	r Description): 1327 S.	Mint St and 309 Line	coln St. Charlotte NC 28203
Tax Parcel Number(s): <u>07308312/073083</u>	310		
Current Land Use: Storage and Office -	Portion of Building Le	ased to MasterCraft	
Size (Sq.Ft. or Acres); 22,500 SF Buildi	ng A & 10,000 SF Bui	lding B on 1.42	
ZONING REQUEST:			
Existing Zoning:TOD-MO		Proposed Zoning:_1	'OD
Purpose of Zoning Change: (Include the max	ximum # of residential units	or non-residential square	footages):
submitted in 2008 and building was never more realistic and flexible use of the prop James Whiteside Whiteside Industrial Proposition Property Name of Agent	erty.		
1300 S. Mint St. Suite 400		6816 N. Baltusrol La	· <i>,</i>
Agent's Address	······	Address of Petitione	
Charlotte NC 208203 City, State, Zip		Charlotte NC 28210 City, State, Zip	
704.347.4676 704.347.	······································	N/A	
Telephone Number F	ax Number	Telephone Number	Fax Number
jim@whitesideindustrial.com		N/A	
E-Mail Address Avenue Mint do	tuelitic	E-Mail Address	, ,
Mattin. Snowky	Datitioner	RUKI	wellow
Signature of Property Owner if other than		Signature / / /	v 1.
(Name Typed / Printed)		(Name Typed / Pri	ara ous

Exhibit A

That certain tract of land lying and being located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a new nail located at the northeasterly corner of Lot 9 in Block 4 of the W. J. Chambers property as the same is shown on a plat thereof recorded in Plat Book 230 at page 79 in the Mecklenburg Public Registry, said point also being the point of intersection of the southeasterly margin of South Mint Street with the southwesterly margin of the 40foot right-of-way of Lincoln Street and running thence from said beginning point and with said margin of Lincoln Street S 45-11-37 E 355.8 feet to a new nail located at a corner of the property of Vivace Enterprises, LLC (Deed Book 10198, page 612) (now or formerly) and thence with a line of Vivace Enterprises, LLC (now or formerly) S 44-48-20 W 93.86 feet to an iron pin; thence continuing with another line of Vivace Enterprises, LLC (now or formerly) S 48-49-52 E 107.22 feet to an iron rod located in the northwesterly margin of the 50-foot right-of-way of South Church Street; thence with said margin of South Church Street S 37-53-53 W 44.17 feet to a new nail, located in the northeasterly margin of a 10foot alley: thence with said margin of said alley N 50-16-15 W 480.20 feet to a new nail located in the southeasterly margin of the right-of-way of South Mint Street; thence with said margin of South Mint Street N 48-10-24 E 173.70 feet to the point and place of beginning, and containing 1.4145 acres, more or less, as shown on a survey of R. B. Pharr & Associates, P.A., dated July 5, 2007.

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