

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2013
Petition #: <u>1342</u>
Date Filed: <u>2-25-13</u>
Received By: <u>[Signature]</u>

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Summit Avenue Mint Street LLC Matthew D Browder Manager

Owner's Address: 1440 South Tryon Street #104 City, State, Zip: Charlotte NC 28203

Date Property Acquired: 11.1.11 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1327 S. Mint St and 309 Lincoln St. Charlotte NC 28203

Tax Parcel Number(s): 07308312/07308310

Current Land Use: Storage and Office - Portion of Building Leased to MasterCraft

Size (Sq.Ft. or Acres): 22,500 SF Building A & 10,000 SF Building B on 1.42

ZONING REQUEST:

Existing Zoning: TOD-MO Proposed Zoning: TOD

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

Client is seeking to have the property rezoned to remove TOD MO. Use was for conditional use for a mid rise office submitted in 2008 and building was never developed and new owners would like to have it rezoned to TOD to allow for a more realistic and flexible use of the property.

James Whiteside Whiteside Industrial Properties
Name of Agent

1300 S. Mint St. Suite 400
Agent's Address

Charlotte NC 208203
City, State, Zip

704.347.4676 704.347.4677
Telephone Number Fax Number

jim@whitesideindustrial.com
E-Mail Address

Summit Avenue Mint Street, LLC
Matthew D. Browder
Signature of Property Owner if other than Petitioner

Matthew D. Browder
(Name Typed / Printed)

Khalil Kardous
Name of Petitioner(s)

6816 N. Baltusrol Lane
Address of Petitioner(s)

Charlotte NC 28210
City, State, Zip

N/A
Telephone Number Fax Number

N/A
E-Mail Address

Khalil Kardous
Signature

Khalil Kardous
(Name Typed / Printed)

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 40-foot 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 10-foot 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.

