

FY2015

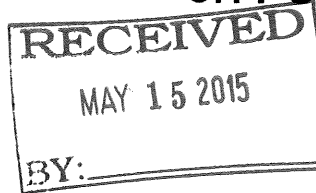
Petition #: 2015-062

Date Originally Filed: 3/23/15

Date Amended: May 15, 2015

Received By: \_\_\_\_\_

**AMENDED  
REZONING APPLICATION  
CITY OF CHARLOTTE**



Property Owner: See Exhibit A Attached Hereto

Owner's Address: See Exhibit A City, State, Zip: See Exhibit A

Date Property Acquired: See Exhibit A Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): West side of Hamilton Street, south of I-277 and north of the Seaboard Railway

Tax Parcel Number(s): Tax Parcel Nos. 078-341-02, 078-341-01 and 078-341-09

Current Land Use: Office and parking

Size (Sq.Ft. or Acres): Approximately 20.91 acres

Existing Zoning: I-2 (CD) Proposed Zoning: MUDD-(CD) with 5 year vested rights

**AMENDED REQUEST DETAILS:**

Purposes: 1) Original Request 2) Amendment/Change:

1) To accommodate a mixed use development that could contain, among other things, office, retail, restaurant, hotel and residential uses as more particularly described and depicted on the conditional rezoning plan relating to this Rezoning Petition. 5 year vested rights are requested in connection with this rezoning request. 2) Change the requested zoning district from MUDD-O to MUDD (CD).

John Carmichael  
Robinson Bradshaw & Hinson, P.A.  
**Name of Agent**

101 North Tryon Street, Suite 1900  
**Agent's Address**

Charlotte, NC 28246  
**City, State, Zip**

704-377-8341                      704-373-3941  
**Telephone Number**                      **Fax Number**

jcarmichael@rbh.com  
**E-Mail Address**

See Attached Joinder Agreement  
**Signature of Property Owner if other than Petitioner**

Silver Hammer Properties, LLC  
c/o Doug Hardaway and Richard Lazes  
**Name of Petitioner(s)**

19401 Old Jetton Road, Suite 101  
**Address of Petitioner(s)**

Cornelius, NC 28031  
**City, State, Zip**

704-987-0612  
**Telephone Number**                      **Fax Number**

doug@arkgroupus.com  
**E-Mail Address**

Silver Hammer Properties, LLC

By: [Signature]  
Name: Richard Lazes  
Its: Manager

Exhibit A to Rezoning Application Filed by Silver Hammer Properties, LLC

Property Owners Information and Acquisition Dates

Tax Parcel No. 078-341-02

Silver Hammer Properties, LLC  
c/o Richard Lazes  
19401 Old Jetton Road, Suite 101  
Cornelius, NC 28031

Date Property Acquired: October 6, 2004

Tax Parcel No. 078-341-01

Hamilton Street Properties, LLC  
c/o Richard Lazes  
19401 Old Jetton Road, Suite 101  
Cornelius, NC 28031

Date Property Acquired: August 3, 2001

Tax Parcel No. 078-341-09

Hamilton Street Properties, LLC  
c/o Richard Lazes  
19401 Old Jetton Road, Suite 101  
Cornelius, NC 28031

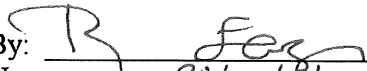
Date Property Acquired: September 26, 2002

**REZONING APPLICATION NO. 2015 - 062  
SILVER HAMMER PROPERTIES, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Silver Hammer Properties, LLC that are designated as Tax Parcel Nos. 078-341-01 and 078-341-09 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-(CD) zoning district.

This 15 day of May, 2015.

**HAMILTON STREET PROPERTIES, LLC**

By:   
Name: Richard Lazes  
Title: Manager