

2015-123

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	<u>JK</u>

**RECEIVED**  
SEP 8 2015  
BY: \_\_\_\_\_

**Complete All Fields (Use additional pages if needed)**

Property Owner: See Exhibits A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): See Exhibit A attached hereto

Current Land Use: See Exhibit A attached hereto Size (Acres): Approx 1.6 acres

Existing Zoning: I-2 and TOD-M Proposed Zoning: TOD-RO

Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: SOLOMON FORTUNE

Date of meeting: 7/15/2015

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 2

Purpose/description of Conditional Zoning Plan: The rezoning seeks to add an optional provision to the existing zoning to allow the height of the proposed building on the site to exceed the residential height plane by up to 15 feet.

DESIGN RESOURCE GROUP, PA, ATTN: JIM GUYTON  
Name of Rezoning Agent

2459 WILKINSON BLVD  
Agent's Address

CHARLOTTE, NC 28208  
City, State, Zip

704-343-0608                      704-358-3093  
Telephone Number                      Fax Number

JIM@DRGRP.COM, THOMAS@DRGRP.COM  
E-Mail Address

SEE ATTACHED JOINDER AGREEMENTS  
Signature of Property Owner

SEE ATTACHED JOINDER AGREEMENTS  
(Name Typed / Printed)

BAINBRIDGE COMMUNITIES ACQUISITION I, LLC  
Name of Petitioner(s)

401 HARRISON OAKS BLVD, SUITE 320  
Address of Petitioner(s)

CARY, NC 27513  
City, State, Zip

919-462-1275                      N/A  
Telephone Number                      Fax Number

CPERSONS@BAINBRIDGERE.COM, TKEADY@BAINBRIDGERE.COM  
E-Mail Address

  
Signature of Petitioner

THOMAS KEADY  
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Bainbridge Communities Acquisition I, LLC

**PARCEL I.**

Property Owner: CHARLOTTE BOTTLING LLC

Owner's Address: PEPSI BOTTLING VENTURES, 4141 PARK LAKE AVE, SUITE 600 ATTN: CHIEF FINANCIAL OFFICER

City, State, Zip: Raleigh, NC 27612

Date Property Acquired: July 1, 2013

Property Address: 2700 SOUTH BLVD, L3M52-35

Tax Parcel Number: 147-017-11

Current Land Use: INDUSTRIAL

Size (Acres): .9142

Existing Zoning: I-2

Proposed Zoning: TOD-RO

**PARCEL II.**

Property Owner: MCREE FAMILY PROPERTY – SOUTH BLVD, LLC

Owner's Address: 1616 BRANDON RD

City, State, Zip: CHARLOTTE, NC 28207

Date Property Acquired: April 5, 2007

Property Address: 2620 SOUTH BLVD, P6 M3-62

Tax Parcel Number: 147-017-12

Current Land Use: COMMERCIAL – RETAIL

Size (Acres): .6843

Existing Zoning: TOD-M

Proposed Zoning: TOD-RO

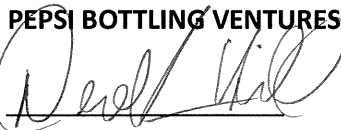
**REZONING APPLICATION NO. 2015 - \_\_\_\_\_**  
**BAINBRIDGE COMMUNITIES ACQUISITION I, LLC, PETITIONER**  
**JOINDER AGREEMENT**

The undersigned, as the owner of the parcel of land subject to the attached Rezoning Application filed by Bainbridge Communities Acquisition I, LLC that is designated as Tax Parcel No. 147-017-11 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 TOD-RO zoning district.

This   1   day of September, 2015.

**CHARLOTTE BOTTLING, LLC**

**By: PEPSI BOTTLING VENTURES, LLC, its sole member and manager**

By: 

Name: Derek Hill

Title: Chief Financial Officer

**REZONING APPLICATION NO. 2015 - \_\_\_\_**  
**BAINBRIDGE COMMUNITIES ACQUISITION I, LLC, PETITIONER**  
**JOINDER AGREEMENT**

The undersigned, as the owner of the parcel of land subject to the attached Rezoning Application filed by Bainbridge Communities Acquisition I, LLC that is designated as Tax Parcel No. 147-017-12 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 TOD-RO zoning district.

This 1 day of September, 2015.

**MCREE FAMILY PROPERTY - SOUTH BLVD, LLC**

By: Charles W. McRee

Name: Charles W. McRee

Title: Manager