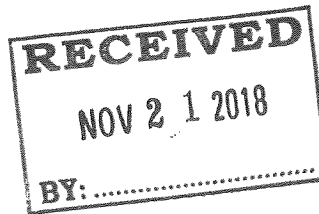


**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-148

Petition #: _____
Date Filed: 11/21/2018
Received By: B

Complete All Fields (Use additional pages if needed)

Property Owner: Mecklenburg County; 1725 S Tryon St LLC; Rappaport Pearson LLC; CS Commons LLC; Page M. Renger and Ann Cameron M Monckton; B Frank Matthews II and John F Renger Jr; 204 West Blvd LLC; Marilyn L. London and Marilyn L London Living Trust

Owner's Address: 600 E 4th St; 1626 S Tryon St; 224 West Blvd; 500 E Morehead St, Suite 200; 2062 Hopedale Ave; P.O. Box 3737; 1626 S Tryon St; 9826 Whispering Willow Court

City, State, Zip: Charlotte, NC 28202; 28212 28203; 28207, 28210; Gastonia, NC 28054

Date Property Acquired: 5/17/2012; 6/19/2018; 9/5/2007; 6/4/2018; 5/26/1993; 2/11/1988; 9/22/2016; 10/4/2007

Property Address: 1721, 1725 S Tryon St; 228, 216, 212, 208, 204, 200 West Blvd

Tax Parcel Number(s): 12306217, 12306218, 12306201, 12306204, 12306205, 12306206, 12306207, & 12306C99

Current Land Use: Retail/Office/Vacant/Single-family Size (Acres): +/- 1.84 acres

Existing Zoning: B-1 Proposed Zoning: TOD-MO

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Kathy Cornett, Monica Holmes, Catherine Mahoney

Date of meeting: 10/10/2018

(*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): 5
Purpose/description of Conditional Zoning Plan: to accommodate a transit-oriented mixed use development with potential office, residential, retail, and hotel uses that incorporates pedestrian amenities and spurs Kingston Neighborhood Park development

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

See Attached Joinder Agreement
(Name Typed / Printed)

Beacon Partners
Name of Petitioner(s)

500 East Morehead Street, Suite 200
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-597-7757 704-598-6335
Telephone Number Fax Number

mike@beacondevelopment.com
E-Mail Address

Michael Mull
Signature of Petitioner

Mike Harrell
(Name Typed / Printed)

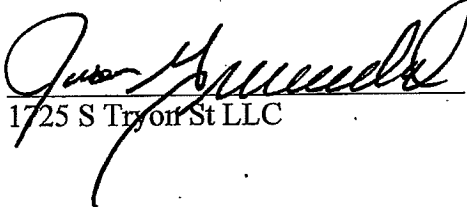
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 1725 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-18 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of NOVEMBER, 2018


1725 S Tryon St LLC


REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 228 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-01 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This _____ day of _____, 2018



Rappaport Pearson LLC


REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 216 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-04 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 20 day of November, 2018


CS Commons LLC

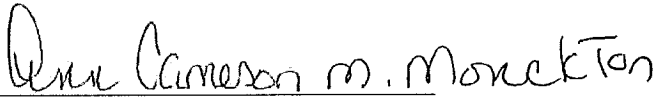
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 212 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-05 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 16th day of November, 2018


Ann Cameron M. Monckton
Ann Cameron M. Monckton

REZONING PETITION NO. 2018-xxx

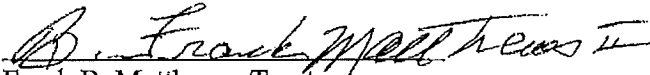
BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 208 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-06 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of Nov, 2018


B. Frank Matthews, II


Frank B. Matthews, Trustee
for John F. Renger, Jr. (Deceased)

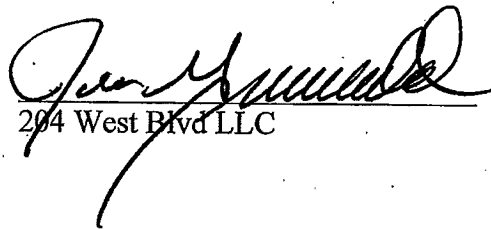
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 204 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-07 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of NOVEMBER, 2018


204 West Blvd LLC

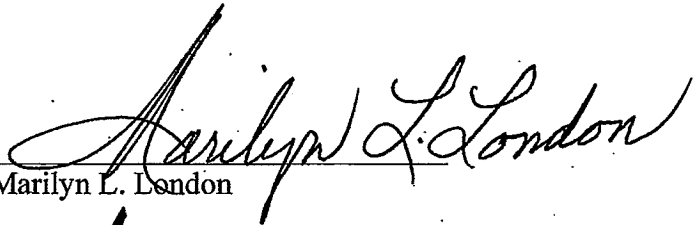
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 200 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-06C-99 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 4th day of November, 2018


Marilyn L. London


Marilyn L London Living Trust


REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

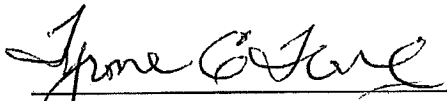
JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 1721 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-17 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 20th day of November, 2018

By: 
Dena R. Diorio, County Manager
Mecklenburg County

Approved as to Form


County Attorney

APPROVED AS TO FORM:


COUNTY REAL ESTATE ATTORNEY