

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-124

Petition #:	_____
Date Filed:	<u>8/15/2019</u>
Received By:	<u>BH</u>

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: office Size (Acres): *5.86

Existing Zoning: O-6(CD) & R-17MF Proposed Zoning: UR-2 (CD)

Overlay: N/A Tree Survey Provided: Yes: N/A:

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Molly Haynes, Dave Pettine

Date of meeting: June 11, 2019

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow development of the site with townhomes

Bridget Grant, Dujuana Keys & Jeff Brown
Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202

704.331.2379 (BG) 704-378-1973(BG)
704.331-2371 (DK) 704-339-5888 (DK)
704-331-1144 (JB) 704-378-1925 (JB)
Telephone Number Fax Number

bridgetgrant@mvalaw.com;
dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com;
E-mail Address

SEE ATTACHMENTS A-B
Signature of Property Owner

Gvest Capital LLC (Attn: Jonathan Visconti, Raymond M. Gee, Susan Rosenblatt)
Name of Petitioner

136 Main Street
Address of Petitioner

Pineville, NC 28134
City, State, Zip

678.654.1783
Telephone Number Fax Number

iv@gvestcapital.com; ray@gvestcapital.com;
susan@gvestcapital.com
E-mail Address

SEE ATTACHMENT C
Signature of Petitioner

SCHEDULE 1

Parcel	Parcel Address	Owner	Owner's Address	Date Acquired
portion of 161-051-14	5007 Monroe Road, Charlotte, NC 28205	Lake Hills Corp c/o Lerner & Company Real Estate	5009 Monroe Road #200, Charlotte, NC 28205	12/04/1970
161-051-13	4935 Monroe Road, Charlotte, NC 28205			06/22/1984
161-051-04	N/A			01/01/1975
Portion of 161-051-03	2304 Shade Valley Road, Charlotte, NC 28205			Lake Hill Apartments LP

ATTACHMENT A

**REZONING PETITION NO. 2019-____
Gvest Capital LLC**

**OWNER JOINDER AGREEMENT
Lake Hills Corp c/o Lerner & Company Real Estate**

The undersigned, as the owner of the parcels of land located at

1. 5007 Monroe Road, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-14
2. 4935 Monroe Road, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-13
3. N/A, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-04

on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from O-6(CD) & R-17MF zoning districts to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 14th day of August, 2019.

Lake Hills Corp c/o Lerner & Company Real Estate

By: *Harry Lerner*
Name: HARRY LERNER
Its: President

ATTACHMENT B

**REZONING PETITION NO. 2019-____
Gvest Capital LLC**

**OWNER JOINDER AGREEMENT
Lake Hill Apartments LP**

The undersigned, as the owner of the parcels of land located at 2304 Shade Valley Rd, Charlotte, NC that is designated as a portion of Tax Parcel No. 161-051-03 on the Mecklenburg County Tax Map and which are subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-17MF zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 14th day of AUGUST, 2019.

Lake Hill Apartments LP

By: [Signature]
Name: HARRY LERNER
Its: PRES OF LERNER COMPANY REAL ESTATE
GENERAL PARTNER

ATTACHMENT C

**REZONING PETITION NO. 2019-
Gvest Capital LLC**

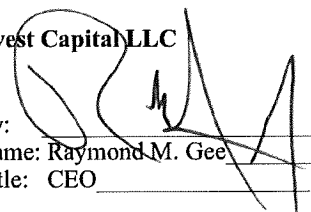
Petitioner:

Gvest Capital LLC

By:

Name: Raymond M. Gee

Title: CEO

A handwritten signature in black ink, appearing to be 'Raymond M. Gee', is written over a horizontal line. The signature is stylized and somewhat cursive.