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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1981-40

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 81-40
Date Filed 5/7/81
Received By Steve Holden
OFFICE USE ONLY

Ownership Information

Property Owner Ivey Properties, Inc. and Belk Brothers Company
c/o SYNCO, INC.
Owner's Address P. O. Box 34487, Charlotte, N. C. 28234

Date Property Acquired July 21, 1965, February 12, 1980 and February 18, 1981
Book 2667, page 149 (7/21/65)
Deed Reference Book 4281, page 46 (2/12/80) and Tax Parcel Number 177-082-44
Book 4400, page 977 (2/18/81)

Location Of Property (address or description) Part of South Park located at
Northwesterly corner of existing B-1SCD area and fronting on Morrison Boulevard

Description Of Property

Size (Sq. Ft.-Acres) 1.381 Acres Street Frontage (ft.) 397.01 feet on
Northerly margin of
Morrison Boulevard.
Current Land Use Vacant portion of previously approved B-1SCD area known as "South Park"

Zoning Request

Existing Zoning B-1SCD Requested Change to approved Plan and
conditions of development
zoning per Sec. 23-35(f)
Purpose of ~~zoning~~ change See attached Statement of description and purpose of requested
change.

Benj. S. Horack, Attorney
Name of Agent 1250 City National Center
Charlotte, N.C. 28202
Agent's Address
377-2500
Telephone Number

SYNCO, INC.
Name of Petitioner(s)
P.O. Box 34487, Charlotte, N.C. 28234
Address of Petitioner(s)
376-9500
Telephone Number

Signature [Signature] VICE PRESIDENT
Signature of Property Owner if Other
Than Petitioner

INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the City Council and the Planning Commission.