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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-12

## 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.	<u>85-12</u>
Date Filed	<u>2/1/85</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner NCNB - Trustee u/w Mamie Herlocker and Frank H. Conner & Wf.  
Owner's Address P. O. Box 120T-10-1 T/R R/E 2915 Sharon View Rd.  
Charlotte, N. C. 28255 Charlotte, N. C. 28210  
Date Property Acquired 3/22/1943  
Deed Reference 1096-181, 3952-741 Tax Parcel Number 183-133-14, 15

## Location Of Property

 (address or description) Northeast corner Sharon Rd.  
and Sharon View Rd.

## Description Of Property

Size (Sq. Ft.-Acres) 3.8547 Acres Street Frontage (ft.) 404.4' on Sharon  
497.3' on Sharon View  
Current Land Use ~~Vacant except for~~ 1 SF House & 1 DUPLEX

## Zoning Request

Existing Zoning R-15 Requested Zoning B-1(CD) & R-15 MF (CD)  
Purpose of zoning change To permit high quality for sale attached housing development.

Fred E. Bryant  
Name of Agent  
1850 E. Third Street, Charlotte, N. C. 28204  
Agent's Address  
(704) 333-1680  
Telephone Number

William D. Simerville & Paul E. Gibson  
Name of Petitioner(s)  
1015 East Blvd, Charlotte, NC 28203  
Address of Petitioner(s)  
(704) 372-4181  
Telephone Number  
[Signature]  
Signature

See attached  
Signature of Property Owner if Other  
Than Petitioner

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## **CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:**

1. two signed official applications;
  2. two survey maps delineating the property in question;
  3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
  4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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## **CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:**

1. two signed application forms;
  2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
  3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
    - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
    - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
    - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
    - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
    - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
    - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
    - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
    - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
    - (i) proposed phasing, if any, and approximate completion time of the project;
    - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
    - (k) topography at four foot contour intervals or less (existing and proposed);
    - (l) schematic site plan must be titled with project name and proposed use;
    - (m) size of schematic site plan not to exceed 42" in width;
  4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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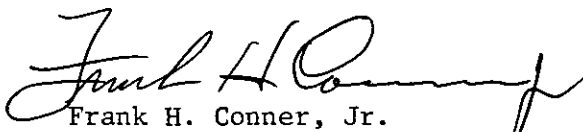
Frank H. Conner, Jr.

2915 Sharon View Road  
Charlotte, North Carolina 28210

TO WHOM IT MAY CONCERN

This is to certify that I am the owner of that certain parcel fronting 100 feet on Sharon Road and being approximately .77 acres which is under Contract of Sale to Paul E. Gibson and William D. Simerville. I hereby grant the right and authorization for the said Paul E. Gibson and William D. Simerville to file for rezoning to B-1 (CD) & R-15MF (CD) for this property.

Very truly yours,

  
Frank H. Conner, Jr.

1-24-85



January 24, 1985

To Whom It May Concern

Re: NCNB National Bank of North Carolina, Trustee u/w Mamie  
Herlocker - Property at 4925 Sharon Road and 2901A-2901B  
Sharon View Road - Tax Code 183-133-14

Our Bank has legal title to subject property in our capacity as  
Trustee Under the Will of Mamie Herlocker.

As owner, we have granted to Paul E. Gibson and William D.  
Simerville the right and authorization to file for rezoning of  
subject property to B-1 (CD) and R-15 MF (CD) on our behalf.

Very truly yours,

A handwritten signature in cursive script that reads "O. L. Richardson, Jr.".

O. L. Richardson, Jr.  
Vice President and Trust Officer  
Trust Division

OLR/csw

4868S