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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-34

Document type:

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



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

| | |
|-----------------|--------------------|
| Petition No. | <u>85-34</u> |
| Date Filed | <u>4/1/85</u> |
| Received By | <u>[Signature]</u> |
| OFFICE USE ONLY | |

Ownership Information

~~PROPERTY OWNER~~ Petitioner: American Medical Financial Corporation

~~PROPERTY ADDRESS~~ Petitioner's Address: One South Executive Park, Suite 402
Charlotte, North Carolina 28287

Date Property Acquired See Attached List
Deed Reference B See Attached List Tax Parcel Number 061-222-18 through 21 and 7 through 10

Location Of Property (address or description) Bounded by Mulberry Church Road, I-85 Service Road, Sloan Drive and Beech Street

Description Of Property

Size (Sq. Ft.-Acres) See Attached Plat Street Frontage (ft.) See Attached Plat
Current Land Use Vacant

Zoning Request

Existing Zoning R-9MF Requested Zoning B-1(CD)
Purpose of zoning change To accommodate development of hotel and restaurant

Benj. S. Horack, Attorney
Name of Agent
1600 One Trynn Center, Charlotte, NC 28284
Agent's Address
377-2500
Telephone Number

American Medical Financial Corporation
Name of Petitioner(s)
See Above
Address of Petitioner(s)
(704) 552-9051
Telephone Number
[Signature] ✓
Signature Charles R. Hicks, President
See Attached
Signature of Property Owner if Other
Than Petitioner

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).
-

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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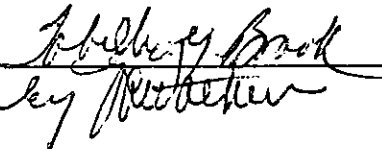
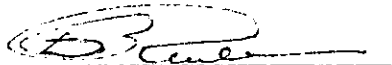
March 28, 1985

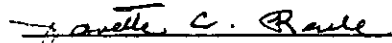
Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 South McDowell Street
Charlotte, North Carolina 28204

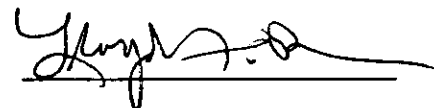
Re: Zoning Petition of American Medical Financial
Corporation - Property Bounded by Mulberry Church
Road, I-85 Service Road, Sloan Drive and Beech Street

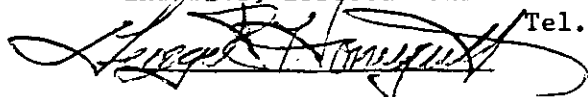
Gentlemen:

The undersigned are owners of the properties designated below, which in the aggregate comprise the property that is the subject of the above-mentioned Zoning Petition. We have contracted to sell these properties to American Medical Financial Corporation and are writing to advise that each of us join in the above-mentioned Petition and acknowledge that American Medical Financial Corporation is filing the Petition on our behalf and is authorized by us to handle all zoning proceedings with respect to that Petition.

| <u>Owner</u> | <u>Address and Tel. No.</u> | <u>Deed (Date)</u> | <u>Tax Code No.</u> |
|---|--|--|---------------------|
| Tabitha Y. Brunk  | 3200 Mulberry Church Rd. Charlotte, NC 28208 Tel. (704) 393-2190 | 3157-117 (2/3/70) | 061-222-18 |
| David P. Reule and wife, Janette C. and L. F. Baucom  | 2200 Cortelou Charlotte, NC 28211 Tel. (704) 527-4011 | 3327-330 (10/28/71) 3327-329 (10/28/71) | 061-222-19 |





| | | | |
|---|--|----------------------|------------|
| George Ranson Honeycutt and wife, Loretta Gail  | 3800 Voyager Dr. Charlotte, NC 28214 Tel. (704) 394-2014 | 3869-295 (8/9/76) | 061-222-20 |
|---|--|----------------------|------------|



Robert Brown Quinn, Jr.

Robert B. Quinn Jr.
by Metallin

Rt. 1 Box 360-2
Hamlet, NC 28345
Tel. (919) 582-2663

4362-819
(9/20/80)

061-222-21
(& adjoining $\frac{1}{2}$
of "Beach St.")

Robert L. Gordon and
wife Martha G.

Martha G. Gordon
Robert L. Gordon

1200 Howard Circle
Charlotte, NC 28208
Tel. (704) 392-2805

4132-255
(11/24/78)

061-222-7
(& adjoining $\frac{1}{2}$
of "Beach St.")

Whitson Stevens Howie
and wife ~~Martha Belle~~

W. S. Howie
Mary P. Howie

3127 Sloan Drive
Charlotte, NC 28208
Tel. (704) 399-0188

1000-5
(11/13/39)

061-222-8

Cora Lee Broome

Cora Lee Broome

3133 Sloan Drive
Charlotte, NC 28208
Tel. (704) 399-1428

1555-117
(5/30/52)

061-222-9

Charles S. Bostic, Jr.

Charles S. Bostic Jr.
by Metallin
and Pauline P. Carpenter

9445 Claymore St.
Pico Rivera, CA 90660
Tel. (213) 949-3786

2122-421
(6/13/59)

061-222-10

1717 Highland Oaks
Arcadia, CA 91006
Tel. (213) 355-7521

Charles S. Bostic
by Metallin

March 19, 1985

Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 South McDowell Street
Charlotte, North Carolina 28204

RE: Zoning Petition of American Medical
Financial Corporation - Property
Bounded by Mulberry Church Road,
I-85 Service Road, Sloan Drive and
Beech Street

Gentlemen:

The undersigned has contracted to purchase a portion of the property that is the subject of the above-mentioned Zoning Petition. We are writing to advise that we join in the above-mentioned Petition and acknowledge that American Medical Financial Corporation is filing the Petition on our behalf and is authorized by us to handle all zoning proceedings with respect to that Petition.

Sincerely yours,

AMERICAN HEALTH HOMES, INC.

BY: 

C. R. Harris, President

ADDRESS: 2160 Country Club Road
Winston Salem, NC 27104

TELEPHONE NO.: (919) 724-5521

March 19, 1985

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Sincerely yours,

CHAD'S FAMILY STEAKHOUSE

BY: 
Charles R. Hicks, President

ADDRESS: Suite 402
One South Executive Park
Charlotte, NC 28287

TELEPHONE NO.: (704) 552-9051

March 19, 1985

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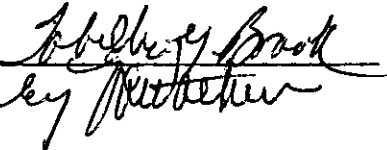
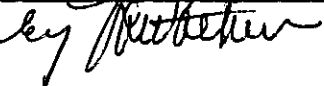
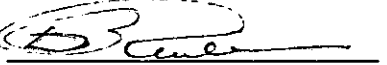
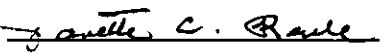

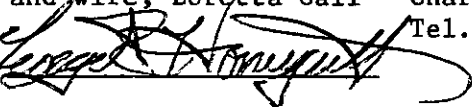

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Arcadia, CA 91006
Tel. (213) 355-7521
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