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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-41

Document type:

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



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>85-91</u>
Date Filed	<u>5/1/85</u>
Received By	<u>KSD</u>
OFFICE USE ONLY	

Ownership Information

Petitioner: _____
Property Owner: Cardinal Industries Development Corporation
Petitioner's address: _____
Owner's Address: 4601 Welcome All Road
College Park, Georgia 30349

Date Property Acquired See attached list
Deed Reference See attached list Tax Parcel Number 061-221-07 through 09 and 14 and 15

Location Of Property (address or description) Northeast corner of Intersection
of Mulberry Church Road and I-85 Service Road

Description Of Property

Size (Sq. Ft.-Acres) See attached plat 3.88 ac Street Frontage (ft.) See attached plat
Current Land Use All lots vacant, except for Tax Lots Nos. 061-221-07 and 08 which contain
single family dwellings

Zoning Request

Existing Zoning R-9MF Requested Zoning B-1(CD)
Purpose of zoning change To accommodate development of a motel

Saxby M. Chaplin, Attorney
Name of Agent _____
227 N. Tryon Street, Charlotte, N.C. 28202
Agent's Address _____
(704) 372-9510
Telephone Number _____

Cardinal Industries Development Corporation
Name of Petitioner(s) _____
See above
Address of Petitioner(s) _____
(305) 321-3690
Telephone Number _____
Richard Lester, Vice President
Signature _____
See attached list
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).
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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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Charlotte-Mecklenburg Planning Commission
Cameron-Brown Building
301 S. McDowell Street
Charlotte, North Carolina 28204

Re: Zoning Petition of Cardinal Industries Development Corporation - Property Located Between Mulberry Church Road and Tacoma Street on the North Side of I-85 Service Road

Gentlemen:

We 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 Cardinal Industries Development Corporation ("Cardinal") and are writing to advise you that each of us join in the Zoning Petition and acknowledge that Cardinal 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>
Wayne A. Attaway and wife, Chareese K.	3115 Mulberry Church Rd. Charlotte, N.C. 28208 Tel. (704) 394-2678	4415-524 (3/31/81)	061-221-07

Wayne A. Attaway

Chareese K. Attaway

Rallie F. Garnett and Grace H.	3121 Mulberry Church Rd. Charlotte, N.C. 28208 Tel. (704) 392-5650	2445-614 (9/11/63)	061-221-08
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Rallie F. Garnett

Grace H. Garnett

Sandra Gates Roberts	4817 Charleston Dr. Charlotte, N.C. 28210 Tel. (704) 535-2330	4858-275 (5/25/84)	061-221-15
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Sandra Gates Roberts