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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #

86-119

## 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>86-119</u>
Date Filed	<u>11-3-86</u>
Received By	<u>LS</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner Dr. Tom Hampton & Dr. Joseph Estwanik

Owner's Address 1516 Elizabeth Avenue, Charlotte, N.C. 28204

Date Property Acquired 10-28-82, 4590 @ 559; 9-79, 4231 page 346; 9-79, 4231 @ 348; 11-22-82, 4596 @ 903; 7-17-80, 4323 @ 21; 3-12-80, 4288 @ 9; 2-27-81, 4404 @ 438;

Deed Reference 10-29-82, 4590 @ 507; 8-6-82, 4563-450; 10-25-82, 4586-934;  
2758 @ 498 Tax Parcel Number 157-072-29 & 157-072-27

**Location Of Property** (address or description) south side of Billingsley Road  
across from Mecklenburg County social Services Building

## Description Of Property

Size (Sq. Ft.-Acres) 4.55 acre Street Frontage (ft.) 365' on Billingsley  
140' on Wendover

Current Land Use \_\_\_\_\_

## Zoning Request

Existing Zoning 0-15 (CD) & R-6 MF Requested Zoning 0-15 (CD)

Purpose of zoning change To accomodate medical & professional offices

Lee R. McLaren - DPR ASSOCIATES, \_\_\_\_\_  
Name of Agent Name of Petitioner(s) Dr. Thomas Hampton  
Dr. Joseph Estwanik

2036 E. 7th Street \_\_\_\_\_  
Agent's Address Address of Petitioner(s) 1516 Elizabeth Avenue

332-1204 \_\_\_\_\_  
Telephone Number Telephone Number (704) 376-3947

Signature Joseph Estwanik III  
Thomas M. Hampton  
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 to help defray administrative expenses (see fee schedule below);
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 to help defray administrative expenses (see fee scheduled below):

### **FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS**

<b>Size of Parcel</b>	<b>Application Fee</b>
<b>5 acres or less</b>	<b>\$100.00</b>
<b>Over 5 acres but not more than 50 acres</b>	<b>\$300.00</b>
<b>Over 50 acres but not more than 100 acres</b>	<b>\$400.00</b>
<b>Over 100 acres</b>	<b>\$500.00</b>

**(Checks payable to Charlotte-Mecklenburg Planning Commission)**

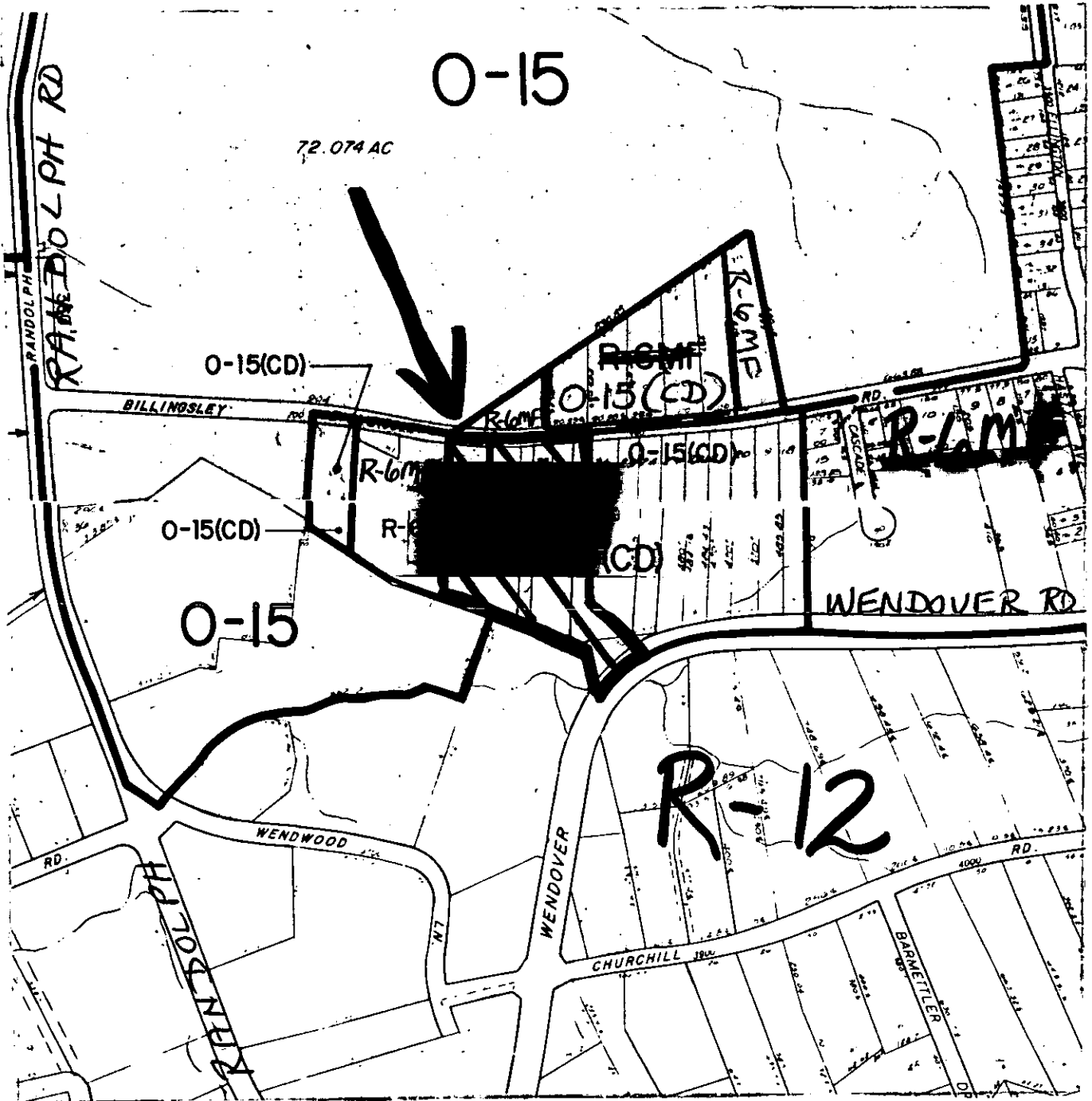
3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
  - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
  - (b) 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;
  - (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).

PETITIONER Dr. Thomas Hampton and Dr. Joseph Estwanik

PETITION NO. 86-119 HEARING DATE 12-15-86

ZONING CLASSIFICATION, EXISTING 0-15(CD) and R-6MF and 0-15(CD) and an 0-15(CD)  
REQUESTED Site Plan Amendment

LOCATION a 4.55 acre site located on the south side of Billingsley Road  
across from the Mecklenburg County Social Services Building



ZONING MAP NO. 112, 124

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



## LEGAL DEED DESCRIPTION

Beginning at an old iron located in the northerly margin of north Wendover Road, said iron being the easterly corner of the property conveyed to John T. Bayne by that certain deed recorded in the Mecklenburg County Register of Deeds Office in Book 4365, Page 917, and runs thence with the easterly line of the said Bayne property N.13-05-20 W. 119.98 feet to an old iron; thence N. 71-54-46 W. 152.67 feet to an old iron; thence N. 71-53-58 W. 100.78 feet to an old iron; thence N. 71-50-26 W. 150.65 feet to an old iron; thence N. 04-24-02 E. 137.12 feet to an old iron; thence N. 04-14-36 E. 250.27 feet to a point in Billingsley Road; thence N. 85-56-36 E 365.00 feet to a point in Billingsley Road; thence S. 04-03-24 E. 420.00 feet to a point; thence S. 32-34-37 E. 164.77 feet to a point in the northerly margin of north Wendover Road; thence along the northerly margin of north Wendover Road with the arc of a circular curve to the left having a radius of 449.26 feet a distance of 140.00 feet to the point and place of beginning, and containing 4.552 acres, as shown on a boundary survey for Hampton-Estwanik by A. Alan Wallwork, N.C. Registered Land Surveyor, dated December 12, 1983.