



# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #	1988-	67C			
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Document type:
Applications
□ Correspondence
☐ Department Comments
☐ Land Use Consistency
□ Mail Info
□ Mapping
□ Other
☐ Site Plans

JOINT DEA APPLICATION - PART IV (PARCEL 4)

Petition No. <u>88-67(L)</u>

Date Filed <u>10/25/88</u>

Received By <u>MCh</u>

Ownership Inform	ation	OFFICE USE ONLY
Črosby A. D	unn & Wife/Maurice B. Dunn	& Wife/ Graham Benson Swicegood & Wife,
	Dunn /Phoebe Withers	Dunn /Jean Carter
* (See Belo Owner's Address Crosby A. D	ow) ** (See Below)	
M.B. Dunn & Wife -		Graham Benson Swicegood,
RFD 14, Box 478, Charl	otte, NC 28208	
Crosby	A. Dunn 3/22/76; Maurice	B. Dunn 3/29/63, 10/25/82;
Date Property Acquired <u>Graham</u>	Benson Swicegood 11/19/54 ook 3831, Page 0132; M.B.	
		C.A. Dunn 023-124-37 PageTay Paged Number C.B. Swigggood 023-124
G.B. Swicegood Book	1794, Page 251	PageTax Parcel Number G.B. Swicegood 023-124 0339 M.B. Dunn 023-124-36 and
Location Of Prope	rty (address or description)	023-124-38
Southwest margin of N	.C. Highway #16 adjacent t	o Parcel 3.
Description Of Pro	perty	
C: (C- D. L. ) 19± Nom		. N. C. #1.C. 1 . 275 . C
Size (Sq. FtAcres) 49+ Acr	es	Street Frontage (ft.) N.C.#16-1, 775 feet +
Current Land Use Vacant,	undeveloped land	
***	the following new address h	has been assigned by the Postal Authority:
Zoning Request 34	31 Mount Holly-Buntorouil	o Bood ** 2500 Mount Holly-Buntoreville
	narlotte, NC 28216 .	Charlotte, NC 28216
3		Requested Zoning R-12 MF(CD)
Purpose of Zoning Change The	Petitioner intends to deve	lop on the four parcels a mixed-use center
which is consistent with	n and fosters the objective	es and land use policies established under
the Development Area Pl	an adopted by the Charlotte	e-Mecklenburg Planning Commission in
February of 1988; and by	the Mecklenburg County/Co	mmission in September of 1988.
5,6 3		
Bailey Patrick, Jr., At	torney	Bristol Development Corporation
Name Of Agent		Name of Potitionaria
P.O. Box 35566, Charlot	- NC 2022E	By: Therese Lee's
	te, NC 28235	Douglas K. Garges, Senior V.I
Agent's Address	•	Address of Petitioner(s) 2675 Paces Ferry Road #150
(704) 372-1120		Atlanta, GA 30339
Telephone Number		Telephone Number
OWNERS:		(404) 432–5050
2 1 . 0	mad).	00 0
Croshy a. Deen	Markenn	- Graham Benson Suiceson
CIOSDY A. DUIN	Maurice B. Dunn	Signature Benson Swicegood
hoima mock Dunn	Thoebe Withers Dum	N. P. A. D.
Thelma Mock Dunn	Phoebe Withers Dunn	Jean Carter Swicegood
		Jean Carter Swicegood Gignature of Property Owner if Other Than Positioner
		Than Petitioner

All required items must be verified upon submittal by a CMPC land development staff member *before* an application is considered, completed and filed for processing. Incomplete applications are *not* accepted, and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

### 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, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

(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);

proposed use of land and structures: for residential uses this shall include the number of units and an outline for 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;

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, as well as existing drives opposite proposed project);

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) generalized information as to the number, height, size, or in especially critical situations, the loca-

tion of structures:

(h) proposed phasing, if any, and approximate completion time of the project:

(i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map; topography at four foot contour intervals or less (existing and proposed):

(k) schematic site plan must be titled with project plan and proposed use;

(l) size of schematic site plan not to exceed 42" in width.

# FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

	Tank and a committee
Size of Parcel	Application Fee
5 acres or less	\$185.00
Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00
(Checks payable to Charlotte-Mecklenburg Planning C	Commission)

JOINT DEA APPLICATION - PART I (PARCEL 1)

Petition No. <u>88-67(c)</u>
Date Filed 10/25/88
Received By
OFFICE USE ONLY

# Ownership Information

n a lackdon E Dann 9 Wite Mall Harmon D	num /mhomae T Dumn & Wife Alice McDonald
Property Owner Jackson F. Dunn & Wife, Nell Harper D	/Dunn
Owner's Address 20 Council Circle	Route 4, Box 170
Sylva, NC 28779	Huntersville, NC 28078
Date Property Acquired	s J. Dunn 10/25/82
Jackson F. Dunn Book 4590, Page 0342 Deed Reference Thomas J. Dunn Book 4590, Page 0395	
Location Of Property (address or description)	Thomas J. Dunn 023-127-01
Northeast corner, intersection of Mt. Holly-Hun	tersville Road and N.C. Highway #16.
Description Of Property	
	Mt. Holly-Huntersvil
Size (Sq. FtAcres) 31.6 Acres	Street Frontage (ft.) Rd 834 Feet .+
Current Land Use Tree Farm	N.C. #16 - 1284 Feet
Zoning Request	
<u> </u>	the state of
Existing Zoning R-12 and RU  2 2	Requested Zoning B-1 (SCD)
The state of the s	•
Purpose of Zoning Change The Petitioner intends to de	velop on the four Parcels a mixed-use cent
which is consistent with and fosters the objecti	
under the Development Enterprise Area Plan adopt Commission in February of 1988, and by the Meckl	
Committee of 1988, and by the Mecki	emburg county commission in september of i
Bailey Patrick, Jr., Attorney	Bristol Development Corporation
Name Of Agent	Name of Petitioners /
P.O. Box 35566, Charlotte, NC 28235	
	By: Mullish The
F.O. BOX 33300, Charlotte, No 20233	By: Mullish The
	By: Mullusk The Bouglas K. Garges Senior V.P  Address of Petitioner(s)
	By: Mulus Couglas K. Garges Senior V.P  Address/of Petitioner(s) 2675 Paces Ferry Road #150
Agent's Address  (704) 372-1120  Telephone Number	By: Mullish Sarges Senior V.P  Address/of Petitioner(s)
Agent's Address (704) 372-1120	By: Moughas K. Garges Senior V.P  Address of Petitioner(s) 2675 Paces Ferry Road #150  Atlanta, GA 30339
Agent's Address  (704) 372-1120  Telephone Number	By: Mulusk  Douglas K. Garges Senior V.P  Address of Petitioner(s) 2675 Paces Ferry Road #150  Atlanta, GA 30339  Telephone Number
Agent's Address  (704) 372-1120  Telephone Number	By: Moughas K. Garges Senior V.P  Address of Petitioner(s) 2675 Paces Ferry Road #150 Atlanta, GA 30339 Telephone Number  (404) 432-5050
Agent's Address  (704) 372-1120  Telephone Number OWNERS:  Lackson J. Dunn Manua J. Dunn	By: Million Relation V.P  Address of Petitioner(s) 2675 Paces Ferry Road #150  Atlanta, GA 30339  Telephone Number

All required items must be verified upon submittal by a CMPC land development staff member *before* an application is considered, completed and filed for processing. Incomplete applications are *not* accepted, and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

### CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

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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, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a) a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

(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 for 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;

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, as well as existing drives opposite proposed project):

(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) generalized information as to the number, height, size, or in especially critical situations, the loca-

tion of structures;

(h) proposed phasing, if any, and approximate completion time of the project;

(i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;

(j) topography at four foot contour intervals or less (existing and proposed);

(k) schematic site plan must be titled with project plan and proposed use;

(1) size of schematic site plan not to exceed 42" in width.

# FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

Size of Parcel	Application Fee
5 acres or less	\$185.00
Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00

JOINT DEA APPLICATION - PART II (PARCEL 2)

Petition No. 88-67(c)

Date Filed 10/25/88

Received By M. 9.

OFFICE USE ONLY

Thelma Mock Dunn

	OFFICE USE ONLY
Ownership Information	2 Ni 5 / Conshu 3 Down & Ni 5 + / Con Polar
Property Owner Nell Harper Dunn /Alice McDon	unn & Wife/Crosby A. Dunn & Wife * (See Below ald Dunn /Thelma Mock Dunn
20 Council Circle /Route 4, Bo Owner's Address Sylva, NC 28779 /Huntersvill	x 1/0 / e, NC 28078/
Owner's Address State Town The Love Town	, , , , , , , , , , , , , , , , , , , ,
Jackson F. Dunn 10/25/82; The Date Property Acquired	mas J. Dunn 10/25/82; Crosby A. Dunn 10/25/82
Jackson F. Dunn Book 4590, Page 0342 Deed Reference <u>Thomas J. Dunn Book 4590, Page 0345</u>	Jackson F. Dunn 023-127-37 Tax Parcel Number Thomas J. Dunn 023-127
Location Of Property (address or description)	Crosby A. Dunn 023-127-36
Northeast margin of N.C. Highway #16 adjacent	to Parcel 1.
Description Of Property	
Size (Sq. FtAcres) 57.4 Acres	Street Frontage (ft.) N.C. #16, 1,232 feet
Current Land UseTree Farm	
Zoning Request *The following new address 3631 Mount Holly-Hunter	ess has been assigned by the Postal Authority
Charlotte, NC 28216	SVIIIE ROCK
Existing Zoning R-U	Requested Zoning BP
Purpose of Zoning Change <u>The petitioner intends to design</u> which is consistent with and fosters the object the Development Enterprise Area Plan adopted by	tives and land use policies established under
in February of 1988, and by the Mecklenburg Co	
Bailey Patrick, Jr., Attorney	Bristol Development Corporation
Name Of Agent	Name of Pertioner(s)
P.O. Box 35566, Charlotte, NC 28235	Dooglas K. Garges, Senior V.P.
Agent's Address (704) 372-1120	Address of Petitioner(s) 2675 Paces Ferry Road #150 Atlanta, GA 30339
Telephone Number	Telephone Number
OWNERS:	(404) 432–5050
Jackson & Dunn Thomas J. De	Cooler & Deser
Jackson F. Dunn Thomas J. Bunn	Signature Crosby A. Dunn
Nell Harper Dunn Alice McDonald Dunn	en Tholma mock Dunn

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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 to help defray administrative expenses (see fee schedule below):

5. a written boundary description showing distances and bearings of property lines, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a) a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

(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);

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 for 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;

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, as well as existing drives opposite proposed project);

- (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) generalized information as to the number, height, size, or in especially critical situations, the location of structures:

(h) proposed phasing, if any, and approximate completion time of the project:

(i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;

(j) topography at four foot contour intervals or less (existing and proposed):

(k) schematic site plan must be titled with project plan and proposed use:

(1) size of schematic site plan not to exceed 42" in width.

# FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

Size of Parcel	Application Fee
5 acres or less	\$185.00
Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00

JOINT DEA APPLICATION - PART III (PARCEL 3)

Petition No. BB-67(c)	•	
Date Filed 10/25/88	_	
Received By My		
OFFICE USE ONLY		

### Ownership Information

Property Owner Crosby A. Dunn & Wife, Thelma !	Mock Dunn; M.B. Dunn & Wife, Phoebe Withers Dunn
and the second s	
Owner's Address * (See Be)	(See Below)
Date Property Acquired <u>Crosby A. Dunn 03/22/76: 1</u> Crosby A. Dunn Book 3831, Page 0132; M.B. Dunn	Book 2436, Page 52 Crosby A. Dunn 023-124-37
Deed Reference	Tax Parcel Number M.B. Dunn 023-124-36
Location Of Property (address or description	northwest of Mt. Holly-Huntersville
Road and N.C. #16	
Description Of Property	Mt. Holly-Huntersville F 900 feet I
Size (Sq. FtAcres) 6 Acres +	Street Frontage (ft.) N.C. #16 - 300 feet I
Current Land Use Personal residences	·
, ''.	
Ecenter which is consistent with and loster with an	to develop on the four parcels a mixed-use s the objectives and land use policies se Area Plan adopted by the Charlotte-Mecklenburnd by the Mecklenburg County Commission in
Bailey Patrick, Jr., Attorney	Bristol Development Corporation
Name Of Agent	Name of Petitioner(s)
P.O. Box 35566, Charlotte, NC 28235	Yanlusk Day
Agent's Address	Address of Petitionens , Senior V.P.
(704) 372-1120	(2675 Paces Ferry Road #150 Atlanta, GA 30339
Telephone Number	Telephone Number
OWNERS:	(404) 432-5050
Custo a Dung Modern	
Crosby A. Dunn  M.B. Dunn  Phoebe Withers Dunn	Signature
	Signature of Property Owner if Other Than Petitioner

All required items must be verified upon submittal by a CMPC land development staff member before an application is considered, completed and filed for processing. Incomplete applications are not accepted, and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

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a written boundary description showing distances and bearings of property lines, or proposed zoning 5. boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

Twelve (12) copies, folded to 81/2" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

adjoining property lines and names, addresses, and tax parcel numbers of current adjoining prop-(b) erty owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth

all existing easements, reservations, and rights-of-way, and all yards required for the zoning dis-(c) trict requested (show setback, side and rear yard requirements for proposed zoning district);

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delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map; (i)

(i) topography at four foot contour intervals or less (existing and proposed):

(k) schematic site plan must be titled with project plan and proposed use;

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(Checks payable to Charlotte-Mecklenburg Planning Co	ommission)

JOINT DEA APPLICATION - PART TV (PARCEL 4)

Petition No. 28-67(c)

Date Filed (0/25/88

Received By MCM

OFFICE USE ONLY

	OFFICE USE ONLY
Ownership Information	
Crosby A. Dunn & Wife/Maurice B. Dur	nn & Wife/ Graham Benson Swicegood & Wife,
Property Owner Thelma Mock Dunn /Phoebe Withers  * (See Below) ** (See Below)	
* (See Below) ** (See Below) Owner's Address Crosby A. Dunn & Wife -	
M.B. Dunn & Wife -	Graham Benson Swicegood,
RFD 14, Box 478, Charlotte, NC 28208	
Crosby A. Dunn 3/22/76; Maurice	B. Dunn 3/29/63, 10/25/82;
Date Property Acquired Graham Benson Swicegood 11/19/5	
C.A. Dunn Book 3831, Page 0132; M.B.	
Deed Reference Dunn Book 2436, Page 52 and Book 459  G.B. Swicegood Book 1794, Page 251	0339 M. R. France O. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.
Location Of Property (address or description)	
Southwest margin of N.C. Highway #16 adjacent	· · · · · · · · · · · · · · · · · · ·
	CO Purpose 3.
Description Of Property	*
Size (Sq. FtAcres) 49+ Acres	Street Frontage (ft.) N.C.#16-1, 775 feet
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Charlotte, NC 28216  Existing Zoning RU & R-12  Purpose of Zoning Change The Petitioner intends to develoch is consistent with and fosters the objecti	relop on the four parcels a mixed-use center
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Bailey Patrick, Jr., Attorney	Printal Davidsonant Company ion
	Bristol Development Corporation
Name Of Agent	Name of Petitioners) By: Youther Live 4
P.O. Box 35566, Charlotte, NC 28235	Douglas K. Garges, Senior V
Agent's Address	
(704) 272 1120	Address of Petitioner(s) 2675 Paces Ferry Road #150
(704) 372-1120	Atlanta, GA 30339
Telephone Number	Telephone Number
OWNERS:	(404) 432-5050
Crosby a Dum Maurie B. Dum	<i>QQ Q Q</i> .
Crosby A. Dunn Maurice B. Dunn by Dok	Comment Denson Ducegoo
$\frac{1}{2}$	Signature Benson Swicegood
holma mock Dunn Phoche Withus Dun	- Vand Parter do in
Thelma Mock Dunn Phoebe Withers Dunn	
O.K. Canga	Than Petitioner

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Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

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Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00

JOINT DEA APPLICATION - PART II (PARCEL 2)

Petition No. 88-67 (c)

Date Filed 10/25/88

Received By MCM

· · · · · · · · · · · · · · · · · · ·	OFFICE USE ONLY
Ownership Information	
Jackson F. Dunn & Wife/Thomas J. Dunn &	
1 1 2 p 1 1 1 p 1 1 1 1 1 1 1 1 1 1 1 1	Dunn /Thelma Mock Dunn
20 Council Circle /Route 4, Box 170	
Owner's Address Sylva, NC 28779 /Huntersville, NC	: 280/8/
Jackson F. Dunn 10/25/82; Thomas J	J. Dunn 10/25/82; Crosby A. Dunn 10/25/
Date Property Acquired	
Jackson F. Dunn Book 4590, Page 0342  Deed Reference Thomas J. Dunn Book 4590, Page 0345	Jackson F. Dunn 023-127-37
Crosby A. Dunn Book 4590, Page 348	Tax Parcel Number Thomas J. Dunn 023-1
Location Of Property (address or description)	Crosby A. Dunn 023-127-36
address of description)	
Northeast margin of N.C. Highway #16 adjacent to F	Parcel 1.
Description Of Property	· · · · · · · · · · · · · · · · · · ·
Size (Sq. FtAcres) 57.4 Acres	Street Frontage (ft.) N.C. #16, 1,232 fee
Size (Sq. FtAcres)	Street Frontage (it.)
Current Land UseTree Farm	
Out-time Band Obe	
Charlotte, NC 28216 Existing Zoning R-U Purpose of Zoning Change The petitioner intends to development Enterprise Area Plan adopted by the	s and land use policies established und <u>Charlotte-Mecklenburg Planning Commis</u>
in February of 1988, and by the Mecklenburg County	Commission in September of 1988.
Bailey Patrick, Jr., Attorney	Bristol Development Corporation
	— ————————————————————————————————————
Name Of Agent	Name of Peritioner(s)
P.O. Box 35566, Charlotte, NC 28235	By: Myling N. C.
	Oorglas K. Garges, Senior V.
Agent's Address	Address of Pethioner(s) 2675 Paces Ferry Road #150
(704) 372-1120	Atlanta, GA 30339
Telephone Number	
	Telephone Number
OWNERS:	(404) 432–5050
Jackson & Dunn Thomas J. Dum	- frosty a. Dune
Sackson F. Dunn Thomas J. Dunny D.K. Com	Signature / Crosby A. Dunn
Tick Harper Deem Clace Mistrald Denn	- Molma moon Bus
Nell Harper Dunn Alice McDonald Dunny D.	c. c. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

All required items must be verified upon submittal by a CMPC land development staff member *before* an application is considered, completed and filed for processing. Incomplete applications are *not* accepted, and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

### 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, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a) a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

(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 for 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;

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, as well as existing drives opposite proposed project):

(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) generalized information as to the number, height, size, or in especially critical situations, the location of structures:

tion of structures;

(h) proposed phasing, if any, and approximate completion time of the project:

(i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;

(j) topography at four foot contour intervals or less (existing and proposed);

(k) schematic site plan must be titled with project plan and proposed use;

(1) size of schematic site plan not to exceed 42" in width.

# FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

Size of Parcel	Application Fee
5 acres or less	\$185.00
Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00

JOINT DEA APPLICATION - PART III (PARCEL 3)

Petition No. 88-67 (4)
Date Filed 10/25/88
Received By MCM
OFFICE USE ONLY

	nn; M.B. Dunn & Wife, Phoebe Withers Du
Owner's Address -	
* (See Below)	** (See Below
Date Property Acquired Crosby A. Dunn 03/22/76: M.B. Du	nn 05/29/63
sby A. Dunn Book 3831, Page 0132; M.B. Dunn Book 2 Deed Reference	436, Page 52 Crosby A. Dunn 023-124-37  Tax Parcel Number M.B. Dunn 023-124-36
Location Of Property (address or description) nor	thwest er intersection of Mt. Holly-Huntersvill
Road and N.C. #16	
Description Of Property	Mt. Holly-Huntersville 900 feet I
Size (Sq. FtAcres)6 Acres	Street Frontage (ft.) N.C. #16 - 300 feet
Current Land Use Personal residences	
<u>established</u> under the Development Enterprise Area	bjectives and land use policies
Planning Commission in February of 1988, and by the September of 1988.	Plan adopted by the Charlotte-Mecklerb
Planning Commission in February of 1988, and by t September of 1988.	Plan adopted by the Charlotte-Mecklerbine Mecklerburg County Commission in
Planning Commission in February of 1988, and by t	Plan adopted by the Charlotte-Mecklerb
Planning Commission in February of 1988, and by t September of 1988.  Bailey Patrick, Jr., Attorney	Plan adopted by the Charlotte-Mecklerbi the Mecklenburg County Commission in  Bristol Development Corporation
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent	Bristol Development Corporation  Name of Petitioner(s)  Address of Petitioner(s)  Address of Petitioner(s)  Address of Petitioner(s)  Address of Petitioner(s)
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent  P.O. Box 35566, Charlotte, NC 28235  Agent's Address  (704) 372-1120	Bristol Development Corporation  Name of Petitioner(s)  August Lace  Local Development Senior V.P.
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent  P.O. Box 35566, Charlotte, NC 28235  Agent's Address	Bristol Development Corporation  Name of Petitioner(s)  Address of Petitioner(s)  2675 Paces Ferry Road #150
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent  P.O. Box 35566, Charlotte, NC 28235  Agent's Address  (704) 372-1120	Bristol Development Corporation  Name of Petitioner(s)  Address of Petitioner(s)  Address of Petitioner(s)  2675 Paces Ferry Road #150  Atlanta, GA 30339
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent  P.O. Box 35566, Charlotte, NC 28235  Agent's Address  (704) 372-1120  Telephone Number	Bristol Development Corporation  Name of Petitioner(s)  Address of Petitioner(s)  2675 Paces Ferry Road #150  Atlanta, GA 30339  Telephone Number
Planning Commission in February of 1988, and by the September of 1988.  Bailey Patrick, Jr., Attorney  Name Of Agent  P.O. Box 35566, Charlotte, NC 28235  Agent's Address  (704) 372-1120  Telephone Number  OWNERS:	Bristol Development Corporation  Name of Petitioner(s)  Address of Petitioner(s)  2675 Paces Ferry Road #150  Atlanta, GA 30339  Telephone Number

JOINT DEA APPLICATION - PART II (PARCEL 2)

Petition No. 88-67 (c)

Date Filed 10/25/88

Received By MCM

OFFICE USE ONLY

	7
Ourarchin Information	OFFICE USE ONLY
Ownership Information	
Property Owner Nell Harper Dunn /Alice McDonald Du 20 Council Circle /Route 4, Box 170	nn /Thelma Mock Dunn
Owner's Address Sylva, NC 28779 /Huntersville, NC	·
Owner's Address <u>Syrvay</u> the 20119 / Indicersville, the	
Date Property Acquired	Dunn 10/25/82; Crosby A. Dunn 10/25/82
Jackson F. Dunn Book 4590, Page 0342	Jackson F. Dunn 023-127-37
Deed Reference Thomas J. Dunn Book 4590, Page 0345	Tax Parcel Number <u>Thomas J. Dunn 023-127</u>
Location Of Property (address or description)	Crosby A. Dunn 023-127-36
Northeast margin of N.C. Highway #16 adjacent to Pa	rcel 1.
Description Of Property	•
Size (Sq. FtAcres) 57.4 Acres	Street Frontage (ft.) N.C. #16, 1,232 feet
Current Land UseTree Farm	
to the fellowing and the second	
Zoning Request "The following new address has 3631 Mount Holly-Huntersville	s been assigned by the Postal Authority
Charlotte, NC 28216	s rodu
England and the state of the st	Requested Zoning BP
	· · · · · · · · · · · · · · · · · · ·
Purpose of Zoning Change The petitioner intends to develop	on the four parcels a mixed-use cente
which is consistent with and fosters the objectives	and land use policies established unde
the Development Enterprise Area Plan adopted by the	Charlotte-Mecklenburg Planning Commiss
in February of 1988, and by the Mecklenburg County C	commission in September of 1988.
Bailey Patrick, Jr., Attorney	Bristol Development Corporation
Name Of Agent	Name of Petitiong (s)
P.O. Box 35566, Charlotte, NC 28235	By: Knylig K. alan
Agent's Address	- Dorglas K. Garges, Senior V.P
(704) 372-1120	Address of Petitioner(s) 2675 Paces Ferry Road #150
	Atlanta, GA 30339
Telephone Number	Telephone Number
OWNERS:	(404) 432-5050
Backson F. Dunn Thomas J. Dunn D.K. Com	- frosty a. Dune
The de College Mich II have	Signature /
Nell Harper Dunn Alice McDonald Dunny Dk	- Thelma mock Dunn
- · · · · · · · · · · · · · · · · · · ·	AVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVV

JOINT DEA APPLICATION - PART III
(PARCEL 3)

Petition No. 88-67 (C)
Date Filed 10/25/88
Received By MCM
OFFICE USE ONLY

### Ownership Information

•	•••
Property Owner Crosby A. Dunn & Wife, Thelma Mock Du	nn; M.B. Dunn & Wife, Phoebe Withers Dun
Owner's Address	
* (See Below)	** (See Below)
Date Property Acquired Crosby A. Dunn 03/22/76; M.B. Du	onn 05/29/63
sby A. Dunn Book 3831, Page 0132; M.B. Dunn Book 2 Deed Reference	2436, Page 52 Crosby A. Dunn 023-124-37  Tax Parcel Number M.B. Dunn 023-124-36
Location Of Property (address or description) or	thwest per intersection of Mt. Holly-Huntersville
Road and N.C. #16	
Description Of Property	Mt. Holly-Huntersville 900 feet I
	Street Frontage (ft.) N.C. #16 - 300 feet
Current Land Use Personal residences	•
Page 1	
Charlotte, NC 28216  Existing Zoning R-12 & RU  Purpose of Zoning Change The Petitioner intends to device the result of the consistent with and fosters the consistent with a consistent with	objectives and land use policies
ZONING REQUEST 3631 Mount Holly Huntersvi Charlotte, NC 28216 Existing Zoning R-12 & RU  Purpose of Zoning Change The Petitioner intends to developed the second se	Charlotte, NC 28216  Requested ZoningO=15(CD)  Telop on the four parcels a mixed-use objectives and land use policies  Plan adopted by the Charlotte-Mecklenburgers
Charlotte, NC 28216  Existing Zoning R-12 & RU  Charlotte, NC 28216  Existing Zoning Change The Petitioner intends to device the Which is consistent with and fosters the Cestablished under the Development Enterprise Area Planning Commission in February of 1988, and by	Charlotte, NC 28216  Requested ZoningO=15(CD)  Telop on the four parcels a mixed-use objectives and land use policies  Plan adopted by the Charlotte-Mecklenburgers
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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):

a written boundary description showing distances and bearings of property lines, or proposed zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description)—must be provided for each zoning district.

### CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1-5 listed above. Also required:

6. Twelve (12) copies, folded to 8½" x 11", of a schematic site plan, drawn to scale and at a minimum size of 24" x 36", which includes the following items (12 copies are needed for interdepartmental review):

a boundary survey showing the total acreage, present zoning classification(s), date, north arrow, &

vicinity map:

(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);

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proposed use of land and structures: for residential uses this shall include the number of units and an outline for 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;

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- (g) generalized information as to the number, height, size, or in especially critical situations, the location of structures;

(h) proposed phasing, if any, and approximate completion time of the project:

(i) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;

(i) topography at four foot contour intervals or less (existing and proposed);

(k) schematic site plan must be titled with project plan and proposed use;

(l) size of schematic site plan not to exceed 42" in width.

# FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

Unless Superceded By Fee Schedule Adopted By The Board of County Commissioners

Size of Parcel	<b>Application Fee</b>
5 acres or less	\$185.00
Over 5 acres but not more than 50 acres	\$385.00
Over 50 acres but not more than 100 acres	\$485.00
Over 100 acres	\$585.00
(Checks payable to Charlotte-Mecklenburg Planning Co	ommission)

#### October 21, 1988

We, Thomas J. Dunn and Alice M. Dunn, hereby authorize Douglas K. Garges of Bristol Development Corporation to execute a rezoning application in our behalf for our property located in Mecklenburg County on Mount Holly-Huntersville Road. We agree to execute the formal rezoning application upon our return from vacation.

alice m. Dunn

Alice M. Dunn

Thomas I Dum

Thomas J. Dunn

MAILGRAM SERVICE CENTER
DEPT. ESL UK
MIDDLETOWN VA 22645 20AM



1-0015741294 10/20/88 TWX ESL19032645 CHAA TDWX MIDDLETOWN VA

GIBSON SMITH REALTY 131 PROVIDENCE ROAD SUITE 100 CHARLOTTE NC 28207

(

TO WHOM IT MAY CONCERN:
PLEASE BE ADVISED THAT DOUGLAS A. GARGES OF BRISTOL DEVELOPMENT
CORP. IS HEREBY AUTHORIZED TO APPLY FOR A REZONING OF MY
APPROXIMATELY 34 ACRE TRACT IN NW MECKLENBURG COUNTY ON OCTOBER 25,
1988.

I WILL BE PLEASED TO SIGN A FORMAL ZONING APPLICATION UPON MY RETURN FROM ENGLAND ON NOVEMBER 1, 1988.

M.B.DUNN

07:05 EST

MGMCOMP