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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

89-75

## Document type:

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



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# OFFICIAL ZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>89-75</u>
Date Filed	<u>July 18, 1989</u>
Received By	<u>MCN</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner PANOS PROPERTIES  
Owner's Address c/o Mr. Tom Giannibas  
7029 Burlwood Dr., Charlotte, NC 28211  
Date Property Acquired June 11, 1986  
Deed Reference 5252-0323 Tax Parcel Number 049-082-01

**Location Of Property** (address or description) S.E. corner of McGill St. and  
and Gloryland Ave., approx. 400' east of N. Tryon St.

## Description Of Property

Size (Sq. Ft.-Acres) 6.52 Acres Street Frontage (ft.) 1300 L.F.  
Current Land Use VACANT

## Zoning Request

Existing Zoning B-2, R-12 Requested Zoning B-D(C.D.)  
Purpose of zoning change To allow for development of an office-warehouse use, with  
associated wholesale sales, parking, loading and storage.

Sandra Turnbull, Turnbull Design Group, P.A.  
Name of Agent  
2207 E. 7th St., Charlotte, NC 28204  
Agent's Address  
(704) 375-8154  
Telephone Number

PANOS PROPERTIES  
Name of Petitioner(s)  
7029 Burlwood Dr. Char., NC 28211  
Address of Petitioner(s)  
(704) 366-0188  
Telephone Number

Tom Giannibas  
Signature  
N.A.  
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 schedule below):

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

<u>Size of Parcel</u>	<u>Application Fee</u>
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$200.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$800.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)

3. Twelve (12) copies, folded to 8 1/2" 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) 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 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, 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;
  - (l) 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).