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Petition # 1993-8 (c)

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
MECKLENBURG COUNTY**

Petition No.	<u>93-8(c)</u>
Date Filed	<u>March 1, 1993</u>
Received By	<u>MCYM</u>
OFFICE USE ONLY	

Ownership Information

Property Owner Shirley H. Austin & Lois H. Mingus

Owner's Address see Exhibit "A"

Date Property Acquired 1975

Tax Parcel Number #037-213-01 & #037-231-01

Location of Property (address or description) Eastern side of US Hwy #21, approx. 1 mile North of Sunset Road, adjacent to TP #037-233-03 & TP #037-233-04.

Description of Property

Size (Sq. Ft.-Acres) 45.9 acres Street Frontage (ft.) 30' off Henderson Circle
WILL BE MARKETED ALONG WITH PARCELS #037-233-03 & -04.

Current Land Use Land is unimproved and wooded except for abandoned residential site.

Zoning Request

Existing Zoning RMH Requested Zoning I-1

Purpose of Zoning Change Creation of a substantial I-1 tract (when marketed with Tax Parcels #037-233-02 & -04) within the I-77/NC 115 corridor suitable for manufacturing/distribution development.

Sandy Roper
Name of Agent

Agent's Address

Telephone Number

Shirley H. Austin & Lois H. Mingus

Name of Petitioner(s)
c/o Clifford Austin

Address of Petitioner(s) 6409 York Road Charlotte, NC 28217

525-9293
Telephone Number

Clifford Austin
Signature

see EXHIBIT "A"
Signature of Property Owner
if Other Than Petitioner

ATTENTION!!

Any Petitioner for rezoning is required to discuss the proposal with a CMPC land development staff member at least one week prior to the filing of the petition. Upon submittal of the petition, all required items must be verified 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.

Prior to the filing of a conditional rezoning petition, it is strongly encouraged that a preliminary site plan be submitted to Planning staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 7(a), 7(c), 7(d), and 7(e) listed below. (5 copies are required for interdepartmental review.)

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. Fifteen (15) 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 (15 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;
 - (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 and any proposed buffers or landscaped yards at the project boundary;
 - (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 36" x 42".

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS EFFECTIVE JULY 1, 1992

District Requested	Conventional Application Fee	Conditional Application Fee
Single Family Residential	\$ 210.00	\$ 510.00
Multi-Family Residential	\$ 335.00	\$ 935.00
All Other Districts	\$ 585.00	\$1780.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)

93-8(d)

EXHIBIT "A" TO
OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY

AUSTIN/MINGUS PROPERTIES

- 1. Shirley H. Austin & Lois H. Mingus
6409 York Road
Charlotte, N.C. 28217

Owners of tax parcel #037-231-01, acquired in 1975,
approximately 41.31 acres.

- 2. Lois H. Mingus
5500-B Keyway Blvd.
Charlotte, N.C. 28215

Owner of tax parcel #037-213-01, acquired in 1975,
approximately 4.59 acres.

PLEASE ADDRESS CORRESPONDENCE TO THE ABOVE:

c/o Clifford Austin
6409 York Road
Charlotte, N.C. 28217 Phone: 525-9293

SIGNATURES

Lois H. Mingus (SEAL)

Shirley H. Austin (SEAL)

**CLIFFORD
AUSTIN**

REAL ESTATE, INC.

6409 York Road

• Charlotte, North Carolina 28217

• Telephone: ~~(704) 525-9293~~ **RECEIVED**

MAR 02 1993

CABLE TV

FACSIMILE COVER LETTER

DATE: 3/2/93

TOTAL NUMBER OF PAGES: 2 (Including Cover Sheet)

TO: CHARLOTTE-MECK-PLANNING COMMISSION
ATTN: LAURA SIMMONS

FAX NO. 2205

FROM: CLIFFORD AUSTIN

COMMENTS: THIS IS SIGNATURE SHEET FOR
AUSTIN/MINGUS REZONING APPLICATION
BROUGHT IN YESTERDAY

FAX NUMBER: (704) 525-9293

IF TRANSMISSION IS INCOMPLETE, PLEASE CALL
CLIFFORD AUSTIN (704) 525-9293

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SIGNATURES

Lois H. Mingus (SEAL)
Lois H. Mingus

Shirley H. Austin (SEAL)
Shirley H. Austin

John Meyer
6/1/15

TEL:

~~XXXXXXXXXXXXXXXXXXXX~~
METES AND BOUNDS DESCRIPTION OF AUSTIN/MINNEUS
PROPERTY (Revolving Pithon #93-8(c))

561
6/1/15

Beginning at AT an old road FOUND, SAID ROAD
 BOUND THE SOUTH WEST CORNER OF THE LUSMA
 WELLS HOUSING PROPERTY, SAID TRACT BEING
 RECORDED IN BOOK 549 PAGE 261; THENCE
 WITH THE HOUSING LINE N 01-36-32 W - 1790.13
 FEET TO A NEW IRON IN THE FENCE FAIRERS LINE;
 THENCE WITH THE FAIRERS LINE N 77-09 48 W - 200.02
 FEET TO AN OLD ROAD; THENCE CONTINUING WITH
 THE FAIRERS PROPERTY LINE N 22-40-19 E 41.19 FEET
 TO A POINT ON THE 100 YEAR FLOOD LINE
 COURSE; THENCE WITH THE FLOOD LINE COURSE
 THE FOLLOWING 20 CALLS: (1) S 61-22-52 W 14.39, (2) S
 21-31-01 W 71.12, (3) N 89-43-02 W 65.81, (4) N 62-22-34 W
 52.31, (5) N 13-35-08 W 50.76, (6) S 81-02-23 W - 44.73
 (7) N 45-45-20 W 42.76, (8) N 34-21-32 W 28.42,
 (9) N 41-18-08 W 52.94, (10) N 52-20-28 W - 27.22,
 (11) N 81-24-45 W - 47.0, (12) S 88-14-00 W - 49.22, (13) N 73-39-02 W
 25.04, (14) N 60-13-35 W 26.84, (15) S 75-56-17 W - 25.71
 (16) S 0-38-39 W - 50.65, (17) N 41-22-12 W 69.89, (18) S 2-29-33 W
 50.62, (19) N 69-49-39 W - 42.73, (20) S 72-04-07 W - 14.79,
 TO A POINT ON THE COURSE LINE AND IN THE ROOPER LAND CO
 PROPERTY LINE; THENCE WITH THE ROOPER LAND CO
 PROPERTY LINE AND SYDNEY MOTOR PROPERTY
 LINE S 03-38-09 W 160.15 TO AN OLD
 IRON, DELLA R. HAYES PROPERTY CORNER; THENCE
 WITH THE HAYES PROPERTY LINE S 03-32-39 W
 187.39 TO THE NECKLAND FAIR LOT
 NORTH WEST CORNER; THENCE WITH THE NECKLAND
 FAIR LTD PROPERTY LINE S 72-16-40 E 1067.18 FEET
 TO THE POINT OF BEGINNING AND CONTINUING
 38.398 ACRES

ADJACENT PROPERTIES TO AUSTIN/MINGUS

<u>PARCEL #</u>	<u>OWNER & MAILING ADDRESS</u>	<u>ACRES/ZONING</u>
037-213-02	HACKNEY LINDA WELLS & MJ MATTRICK POST OFFICE BOX 26652 CHARLOTTE, NC 28221	32.9/RMH
037-203-17	MECKLENBURG FAIR LTD, POST OFFICE BOX 26652 CHARLOTTE, NC 28221	2.73/B2
037-233-03	ROPER LAND CO 300 DEVONPORT DRIVE MATTHEWS, NC 28105	22.02/I-1
037-233-04	PYRAMID MOTOR CO 212 S. TRYON ST. #1630 CHARLOTTE, NC 28281	26.02/I-1
037-241-01	FAIRES, FRANK W. BOX 76 NEWELL, NC 28126	27.63/RMH
037-232-01 -02 -03	COOTE, PAMELA W 4900 COLTSFOOT ROAD GREENSBORO, NC 27405	.603/RMH .613/RMH .602/RMH
037-242-27	RUSSELL, HERBERT L & BARBARA L 5601 SKYCREST DRIVE CHARLOTTE, NC 28213	.205/RMH
037-242-24 -25 -26	GAY, C W & ANNIE MAE L. 4813 AIRWAY DRIVE CHARLOTTE, NC 28213	.218/RMH .195/RMH .173/RMH
037-203-18	MAYHEW, DELLA R 3018 TUCKASEEGEE ROAD CHARLOTTE, NC 28208	17.90/I-1