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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 95-78

Document type:

☒ Applications

☐ Correspondence

☐ Department Comments

☐ Land Use Consistency

☐ Mail Info

☐ Mapping

☐ Other

☐ Site Plans

00BREAK00

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. _____

Date Filed _____

Received By _____

OFFICE USE ONLY

Ownership Information

Property Owner: Charles F. Wilkins

Owner's Address: 225 Huntington Circle

Date Property Acquired: _____

Tax Parcel Number: 27-013-20

Location of Property (address or description): Mason Road, Charlotte, NC

Description of Property

Size (Sq. Ft.-Acres): _____ Street Frontage (ft.): _____

Current Land Use: Undeveloped single family zoned

Zoning Request

Existing Zoning: R-3 SF Requested Zoning: R-4 SF

Purpose of Zoning Change: To permit higher density single family development consistent with publically adopted plans.

Name of Agent: _____

Agent's Address: _____

Telephone Number: _____

Name of Petitioner(s): Landcraft Properties Inc.

Address of Petitioner(s): 227 W. Trade St., Ste. 2370 Charlotte, NC 28202

Telephone Number: 704-332-9340 / 704-332-1241 fax

Signature: Bryan E. Halt, E.V.P.
Bryan E. Halt, Exec. Vice Pres.

Signature of Property Owner if Other Than Petitioner: Charles F. Wilkins 8-24-95
Charles F. Wilkins

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 name, 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	$ 335.00	$ 635.00
Multi-Family Residential	$ 460.00	$ 1060.00
All Other Districts	$710.00	$1905.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. _____

Date Filed _____

Received By _____

OFFICE USE ONLY

Ownership Information

Property Owner: Lois Robinson Pasour

Owner's Address: _____

Date Property Acquired: _____

Tax Parcel Number: A 5.5 acre +/- portion of Mecklenburg County Tax Parcels (27-013-9 & 10)

Location of Property (address or description): Mallard Creek Rd.

Description of Property

Size (Sq. Ft.-Acres): 5.5 acre +/-

Street Frontage (ft.): None

Current Land Use: Single-family residential

Zoning Request

Existing Zoning: R3 - SF

Requested Zoning: R4 - SF

Purpose of Zoning Change: To permit higher density single-family development consistent with publicly adopted plans.

Name of Agent: _____

Name of Petitioner(s): LandCraft Properties Inc.

Agent's Address: _____

Address of Petitioner(s): _____

Telephone Number: _____

Telephone Number: 704-332-9340 / 704-332-1241 Fax Number

Bryan E. Halt, Exec. V.P.

Signature: Bryan E. Halt, Exec. Vice Pres.

Lois Robinson Pasour by Robin P. Bishop, POA

Signature of Property Owner if Other Than Petitioner: Lois Robinson Pasour

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(Checks payable to Charlotte-Mecklenburg Planning Commission)

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. _____

Date Filed _____

Received By _____

OFFICE USE ONLY

Ownership Information

Property Owner: Charles F. Wilkins

Owner's Address: 225 Huntington Circle

Date Property Acquired: _____

Tax Parcel Number: 27-013-20

Location of Property (address or description): Mason Road, Charlotte, NC

Description of Property

Size (Sq. Ft.-Acres): _____ Street Frontage (ft.): _____

Current Land Use: Undeveloped single family zoned

Zoning Request

Existing Zoning: R-3 SF Requested Zoning: R-4 SF

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Name of Agent: _____

Agent's Address: _____

Telephone Number: _____

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Telephone Number: 704-332-9340 / 704-332-1241 fax

Signature: Bryan E. Halt, E.V.P
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CITY OF CHARLOTTE

Petition No. _____

Date Filed _____

Received By _____

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Ownership Information

Property Owner: Lois Robinson Pasour

Owner's Address: _____

Date Property Acquired: _____

Tax Parcel Number: A 5.5 acre +/- portion of Mecklenburg County Tax Parcels (27-013-9 & 10)

Location of Property (address or description): Mallard Creek Rd.

Description of Property

Size (Sq. Ft.-Acres): 5.5 acre +/- Street Frontage (ft.): None

Current Land Use: Single-family residential

Zoning Request

Existing Zoning: R3 - SF Requested Zoning: R4 - SF

Purpose of Zoning Change: To permit higher density single-family development consistent with publicly adopted plans.

Name of Agent: _____

Agent's Address: _____

Telephone Number: _____

Name of Petitioner(s): LandCraft Properties Inc.

Address of Petitioner(s): _____

Telephone Number: 704-332-9340 / Fax Number: 704-332-1241

Bryan E. Halt Exec. V.P.

Signature: Bryan E. Halt, Exec. Vice Pres.

Lois Robinson Pasour by Robbie P. Bishop, PDA

Signature of Property Owner if Other Than Petitioner: Lois Robinson Pasour

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(Checks payable to Charlotte-Mecklenburg Planning Commission)

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

REVISED: SEPT. 7, 1995

Petition #: 95-78
Date Filed: July 3, 1995
Received By: P. Jones
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Peggy J. Brokenbrough/Charles D. Presson/See file

Owner's Address: 1504 MUDDY POND LN., CHARLOTTE, NC 28210

Date Property Acquired: 10-22-75, See File

Tax Parcel Number(s): 027-013-25 PORTION, 20, 29 + Portion 10 + 09

LOCATION OF PROPERTY (Address or Description): Mason Drive

Size (Sq.Ft. or Acres): 21.11 acres Street Frontage (Ft.): 538'

Current Land Use: vacant

ZONING REQUEST:

Existing Zoning: R-3 single-family Proposed Zoning: R-4 single-family

Purpose of Zoning Change: To permit higher density single-family consistent with publicly adopted plans.

Name of Agent

Agent's Address

Telephone Number Fax Number

(see top line of next column)

Signature of Property Owner if other than Petitioner

* Peggy J. Brokenbrough
PEGGY J. BROKENBROUGH

Name of Petitioner(s) CHARLES D. PRESSON
Property Owners Charles D. Presson

LandCraft Properties, Inc.

Address of Petitioner(s) Name & Address Petitioner
227 W. Trade St., Suite 2370
Charlotte, NC 28202

Telephone Number 332-9340 Fax Number 332-1241

Bryan E. Hart
Signature of Petitioner

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: _____

Date Filed: _____

Received By: _____

OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Thomas W. Rice/Katie L. Martin

Owner's Address: RFD 1 Box 20-A, Morven, NC 28119

Date Property Acquired: _____

Tax Parcel Number(s): 027-013-29

LOCATION OF PROPERTY (Address or Description): Mason Drive

Size (Sq.Ft. or Acres): Approx. 3.04 acres Street Frontage (Ft.): None

Current Land Use: single-family residence

ZONING REQUEST:

Existing Zoning: R-3 SF Proposed Zoning: R-4 SF

Purpose of Zoning Change: To permit higher density single-family consistent with publicly adopted plans.

	LandCraft Properties, Inc.
Name of Agent	Name of Petitioner(s)
	227 W. Trade Street, Suite 2370 Charlotte, NC 28202
Agent's Address	Address of Petitioner(s)
	(704) 332-9340 332-1241
Telephone Number Fax Number	Telephone Number Fax Number
Thomas W. Rice. ✓ Katie L. Martin	Byron E. Hall Exec. V.P.
Signature of Property Owner if other than Petitioner	Signature

Any Petitioner filing 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.

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CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. Two signed official applications;
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***** Note:Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.**

FILING FEES: Effective July 1, 1994

DISTRICT REQUESTED	CONVENTIONAL APPLICATION FEE	CONDITIONAL APPLICATION FEE
Single Family Residential:	$ 370.00	$ 655.00
Multi-Family Residential:	$ 520.00	$1095.00
All Other Districts:	$ 810.00	$1965.00

FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: _____

Date Filed: _____

Received By: _____

OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Thomas W. Rice/Katie L. Martin

Owner's Address: RFD 1 Box 20-A, Morven, NC 28119

Date Property Acquired: _____

Tax Parcel Number(s): 027-013-29

LOCATION OF PROPERTY (Address or Description): Mason Drive

Size (Sq.Ft. or Acres): Approx. 3.04 acres Street Frontage (Ft.): None

Current Land Use: single-family residence

ZONING REQUEST:

Existing Zoning: R-3 SF Proposed Zoning: R-4 SF

Purpose of Zoning Change: To permit higher density single-family consistent with publicly adopted plans.

Name of Agent

Agent's Address

Telephone Number Fax Number

Thomas W Rice
✓ Katie L. Martin
Signature of Property Owner
if other than Petitioner

* LandCraft Properties, Inc.
Name of Petitioner(s)

227 W. Trade Street, Suite 2370
Address of Petitioner(s) Charlotte, NC 28202

(704) 332-9340 332-1241
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Bryan E. Hall, Exec. V.P.
Signature

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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;
   (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 24" x 36".

***** Note:Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.**

FILING FEES: Effective July 1, 1994

DISTRICT REQUESTED	CONVENTIONAL APPLICATION FEE	CONDITIONAL APPLICATION FEE
Single Family Residential:	$ 370.00	$ 655.00
Multi-Family Residential:	$ 520.00	$1095.00
All Other Districts:	$ 810.00	$1965.00

FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

Tract 10 — 4.15ac.
9 — 1.35ac.
8 — .75ac.

PG. 02

Tim.
We would like to add parcels # 29, 20, as well as a portion of tracts # 8, 9, & 10 as shown. This change is due to the need to access sewer thru tract 29 & secondly the neighboring tracts felt it beneficial to them to sell the unusable portions of their tracts. I'll call you to discuss.

Brian