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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1997-005

## 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  
Revised 10/27/97**

Petition #: <u>97-4</u>
Date Filed: _____
Received By: _____

**OWNERSHIP INFORMATION:**

Property Owner: Jack Z. Fulk, Jr. and Mildred Hart Fulk  
Owner's Address: P. O. Box 3011, Charlotte, NC 28210  
Date Property Acquired: 10/24/86  
Tax Parcel Number(s): 183-133-12

**LOCATION OF PROPERTY** (Address or Description): SouthPark - east side of Sharon Road adjoins The Charters Townhouse Project

Size (Sq.Ft. or Acres): 2.077 acres Street Frontage: (Ft.): Sharon Road: 95 feet±  
Current Land Use: Vacant

**ZONING REQUEST:**

Existing Zoning: R-3 Proposed Zoning: R-17MF(CD)  
Purpose of Zoning Change: To accommodate development of up to 17 townhouses for sale on the Property.

Bailey Patrick, Jr.  
Name of Agent  
227 West Trade Street, Suite 2200  
Charlotte, NC 28202  
Agent's Address  
372-1120 372-9635  
Telephone Number Fax Number

Grubb & Ellis Bissell Patrick  
Name of Petitioner(s)  
2115 Rexford Road  
Charlotte, NC 28211  
Address of Petitioner(s)  
366-9841  
Fax: 366-7604

(Signatures provided on original petition)  
Signature of Property Owner  
if other than Petitioner

By: *Jack Z. Fulk Jr.*  
Signature  
*Mildred Hart Fulk*

**OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	<u>97-4</u>
Date Filed:	<u>10/28/96</u>
Received By:	<u>SLS</u>

**OWNERSHIP INFORMATION:**

Property Owner: City of Charlotte Housing Authority, et. al - See Exhibit A

Owner's Address: See Exhibit A

Date Property Acquired: See Exhibit A

Tax Parcel Number(s): Part of 183-133-07 and part of 183-133-12

LOCATION OF PROPERTY (Address or Description): SouthPark - east side of Sharon Road across from Hazelton Drive and 450 feet north of Sharon Road's intersection with Sharonview Road

Size (Sq.Ft. or Acres): 4.92 acres Street Frontage: (Ft.): Sharon Road: 370 feet

Current Land Use: Vacant

**ZONING REQUEST:**

Parcel A: R-15MF (CD)  
Existing Zoning: Parcel B: R-3 Proposed Zoning: O-1(CD)  
Parcel C: R-15MF (CD)

Purpose of Zoning Change: To accommodate an extended stay business hotel or general office development on Parcel A, general office development on Parcel B and to provide access to Fairview Road for Parcel B by way of Parcel C

Bailey Patrick, Jr.  
Name of Agent  
227 West Trade Street, Suite 2200  
Charlotte, NC 28202  
Agent's Address  
372-1120 372-9635  
Telephone Number Fax Number

Signature of Property Owner  
if other than Petitioner

The Bissell Atlantic Homestead  
Companies, Inc. Village Limited Partnership  
Name of Petitioner(s) 2030 Powers Ferry Road  
2115 Rexford Road Bldg. 200-222  
Charlotte, NC 28211 Atlanta, GA 30339  
Address of Petitioner(s)  
366-9841 (770) 303-2210  
Fax: 366-7604 Fax: (770) 303-0102

Signature 

## Exhibit B

### Legal Description

LYING and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an E.I.P., said beginning point marking the northwesterly corner of the F. H. Conner, Jr. property all as shown on a description contained in Deed Book 2542, Page 292 in the Mecklenburg County Registry; thence from said beginning point South 20-35-40 West 259.13 feet to an E.I.P.; thence North 72-49-40 West 487.49 feet to an E.I.P. located at or near the original center line of Sharon Road; thence North 25-00-20 East 100.0 feet to a point; thence with two (2) lines of Longs Cleaners (see Deed Book 4154, Page 445 in the Mecklenburg County Registry) as follows: (1) South 67-12-10 East 210.36 feet to a point and (2) North 24-59-00 East 205.70 feet to a point; thence with the new "agreed upon" boundary line with the Housing Authority of the City of Charlotte, North Carolina South 67-29-07 East 253.13 feet the POINT OR PLACE OF BEGINNING and containing 2.077 acres, more or less, all as shown on a survey entitled "Boundary Survey Sharon Road" prepared by David M. Lucas, N.C.R.L.S., dated September 15, 1986 to which survey reference is made for a more particular description of the property.

**EXHIBIT A**

**STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG**

**JOINDER AGREEMENT  
REZONING PETITION NO. 97-4**

The undersigned, as the owners of the property (Tax Code No. 183-133-12) which is the subject of the attached Rezoning Petition and more particularly described on the attached Exhibit B (the "Property") for which the Petitioner in this revised Rezoning Petition is seeking R-17MF(CD) zoning, hereby join in this Rezoning Petition and consent to the change in zoning for the Property from R-3 to R-17MF(CD).

The undersigned further consent to all of the conditions and restrictions imposed under the Petitioner's Technical Data Sheet and the accompanying Development Standards which form a part of its Rezoning Petition and agree that if the Petition is approved by the Charlotte City Council all development taking place on the Property will be governed by and subject to all such conditions and restrictions as may be applicable thereto.

This \_\_\_\_\_ day of October, 1997.

  
\_\_\_\_\_  
**Jack Z. Fulk, Jr.**

  
\_\_\_\_\_  
**Mildred Hart Fulk**

**EXHIBIT A**

**STATE OF NORTH CAROLINA  
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**JOINDER AGREEMENT  
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This \_\_\_\_\_ day of October, 1997.

  
\_\_\_\_\_  
Jack Z. Fulk, Jr.

  
\_\_\_\_\_  
Mildred Hart Fulk



Charlotte Mecklenburg Schools  
Facilities Department  
3301 Stafford Drive  
Charlotte, NC 28208  
Telephone (704) 343-8050  
Facsimile (704) 343-8047

Post-It® Fax Note	7671	Date	10/30	# of pages	
To	JIM WELLS	From	J. WELLS		
Content	CNFC	Co.	CNS		
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MEMORANDUM

TO: Jonathan Wells  
 FROM: Barbara J. Henrickson *[Signature]*  
 DATE: 10/28/97  
 RE: REVISED PETITION FOR DECEMBER PUBLIC HEARING

At the special request of the Charlotte-Mecklenburg Planning Commission, the summary below for the above captioned hearing is for your review and comment. Please fax Planning Department responses to my attention at 343-8047. In order to meet Planning Commission deadlines, this information will need to be completed as soon as possible.

Petition 97-4 Jack and Mildred Fulk/The Blesell Companies  
 To rezone 2,007 acres of vacant land from R-3 to R-17MF(CD) to accommodate a maximum of 17 attached town house units. The property is located on the east side of Sharon Road across from Hazelton Drive and 480 feet north of Sharon Road's intersection with Sharonview Road. Beverly Woods Elementary is about 1 mile south.

ZONING DISTRICT INFORMATION: R-3 allows for the development of 3 single family units per acre.  
 R-17MF(CD) allows for the development of 17 units total.

SCHOOLS AFFECTED	CAPACITY	ENROLLMENT	UTILIZATION
ELEMENTARY: Sharon	616	586	95%
MIDDLE: Alexander Graham	726	634	87%
HIGH: Myers Park	2000*	2352	118% (160% w/o MOBILES)

POTENTIAL IMPACT ON THESE SCHOOLS: \*w/24 MOBILES  
 HIGH SCHOOL CROWDING CAN BE ALLEVIATED W/ 3 NEW HIGH SCHOOLS AND A USE ITEM FOR HIGH SCHOOL ADDITIONS, ALL CONTAINED WITHIN THE 1997 REFERENDUM.

c: W. Jeffrey Booker