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Petition #

2000-88

Document type:

- Applications
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- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: 2000-88

Date Filed: 3/27/00

Received By: RWC

OWNERSHIP INFORMATION:

Property Owner: Myers Park United Methodist Church

Owner's Address: 1020 Providence Road, Charlotte, NC 28207

Date Property Acquired: _____ Tax Parcel Number(s): 153-071-01; 153-071-03
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) *(CMUD, Private, Other)*

LOCATION OF PROPERTY (Address or Description): 1020 Providence Road,
Charlotte, NC 28207

Size (Sq.Ft. or Acres): 4.4470 acres Street Frontage (Ft.): 1,286.2 feet

Current Land Use: church sanctuary, educational buildings and related facilities

ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: 0-2 (CD)

Purpose of Zoning Change: to allow improvements to church property consistent
with existing church facilities

William G. Monroe, III
Name of Agent
WGM Design Inc.
112 S. Tryon Street, Suite 200
Charlotte, NC 28284
Agent's Address (City, State, Zip)

342 9876 334 4246
Telephone Number Fax Number

Signature of Property Owner if other than Petitioner

Myers Park United Methodist Church
Name of Petitioner(s)
1020 Providence Road
Charlotte, NC 28207
Address of Petitioner(s) (City, State, Zip)

376 8584 376 0423
Telephone Number Fax Number

Myers Park United Methodist Church
By: Willard Gourley, Jr.
Signature Willard Gourley, Jr., Chair
Board of Trustees

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 12 cases per month.

Prior to the filing of a Conditional Rezoning Petition, it is strongly encouraged that a preliminary site plan be submitted to the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(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.
(Provided on an 8½" x 11" sheet of paper)
(This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. A Filing Fee (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 are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a maximum of 24" x 36", (maps for presentation purposes can be larger), 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, and vicinity map;
 - (b) Adjoining property lines and names, address, 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 structure will be located;
 - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements 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 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.

CITY OF CHARLOTTE REZONING FILING FEES: Effective July 1, 1999

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 580.00	\$ 785.00
Multi-Family Residential:	\$ 845.00	\$1,190.00
All Other Districts:	\$1,380.00	\$2,000.00

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

**Legal Description
4.4470 Acre Parcel
Myers Park United Methodist Church**

Being all that certain 4.4470 acre parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina known as all of Lots 1, 2, 4, 14 and 15 and portions of Lots 3 and 13, Block 25, Myers Park as shown in Map Book 230, Page 275 of the Mecklenburg County Public Registry and being more particularly described as follows:

BEGINNING at a new iron rod in the easterly margin of Queens Road (110 foot right-of-way), said point being the northwest corner of Lot 3, Block 25, Myers Park as shown in Map Book 230, Page 275 and runs thence with the easterly margin of Queens Road, North 20-22-14 East 715.56 feet to a new iron rod, said point being the point of curvature of a curve into Providence Road (70 foot public right-of-way); thence with said curve with the arc of a circular curve to the right having a radius of 20.00 feet, an arc length of 45.22 feet (chord: North 85-08-42 East 36.19 feet to a new iron rod in the westerly margin of Providence Road; thence with the westerly margin of Providence Road, South 30-04-51 East 525.42 feet to an existing 7/8-inch iron pipe, said point being the northerly most corner of the Myers Park Presbyterian Church property; thence with the northerly and westerly lines of the Myers Park Presbyterian Church property with four (4) courses and distances as follows: 1) South 64-03-15 West 259.43 feet to a new iron rod; 2) South 27-02-24 West 85.96 feet to a new iron rod; 3) South 18-52-34 West 100.00 feet to an existing 1-inch iron pipe; 4) North 74-57-54 West 252.41 feet to the point and place of **BEGINNING**; containing 4.4470 acres or 193,713 square feet of land as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated March 24, 2000 bearing file no. XX-2565.