



* 0 0 B R E A K 0 0 *



**ADVANCED
IMAGING
SYSTEMS**

www.aisimc.com

An Information
Management Company

City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000 - 111

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
CITY OF CHARLOTTE**

Petition #: 2000-111
Date Filed: 6-15-00
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: George H. Talbot
Owner's Address: 122 Cherokee Road Charlotte, NC 28207
Date Property Acquired: 3/86 Tax Parcel Number(s): 123-065-02
Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) *(CMUD, Private, Other)*

LOCATION OF PROPERTY (Address or Description): 1620 South Boulevard

Size (Sq.Ft. or Acres): .65 acres Street Frontage (Ft.): Kingston Ave 190 ft
South Blvd 148 ft
Current Land Use: vacant

ZONING REQUEST:

Existing Zoning: NS Proposed Zoning: MUDD

Purpose of Zoning Change: the proposed change will promote the redevelopment of the
site consistent with overall planning goals for South Boulevard

Robert G. Young
Name of Agent
1300 S. Mint St. Suite 300
Charlotte, NC 28203
Agent's Address (City, State, Zip)
334-9157 333-2905
Telephone Number Fax Number

Steven G. Harris
Name of Petitioner(s)
122 Cherokee Road
Charlotte, NC 28207
Address of Petitioner(s) (City, State, Zip)
377-6224 342-3453
Telephone Number Fax Number

George H. Talbot
Signature of Property Owner if other than Petitioner

Steven G. Harris
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 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.

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2000-111
Date Filed: 6-15-00
Received By: MS

OWNERSHIP INFORMATION:

Property Owner: George H. Talbot
Owner's Address: 122 Cherokee Road Charlotte, NC 28207
Date Property Acquired: 3/86 Tax Parcel Number(s): 123-065-02
Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1620 South Boulevard

Size (Sq.Ft. or Acres): .65 acres Street Frontage (Ft.): Kingston Ave 190 ft
South Blvd 148 ft
Current Land Use: vacant

ZONING REQUEST:

Existing Zoning: NS Proposed Zoning: MUDD

Purpose of Zoning Change: the proposed change will promote the redevelopment of the
site consistent with overall planning goals for South Boulevard

Robert G. Young
Name of Agent
1300 S. Mint St. Suite 300
Charlotte, NC 28203
Agent's Address (City, State, Zip)
334-9157 333-2905
Telephone Number Fax Number

George H. Talbot
Signature of Property Owner if other than Petitioner

Steven G. Harris
Name of Petitioner(s)
122 Cherokee Road
Charlotte, NC 28207
Address of Petitioner(s) (City, State, Zip)
377-6224 342-3453
Telephone Number Fax Number

Steven G. Harris
Signature

EXHIBIT "A"

BEING all of Lots 1, 2 and 3, in Block 5 of DILWORTH as shown on map thereof recorded in Map Book 230, Page 60 of the Mecklenburg County Public Registry, and more particularly described as follows:

BEGINNING at a point, the northwesterly intersection of South Boulevard and Kingston Avenue, and running thence along the westerly margin of South Boulevard N 42-55-41 E 150 feet to a point; thence N 47-04-19 W 190 feet to a point in the easterly line of a 10-foot alley; thence S 42-55-41 W 150 feet to a point in the northerly margin of Kingston Avenue; thence along the northerly margin of Kingston Avenue S 47-04-19 W 190 feet to the point or place of BEGINNING; together with the right to use the 10-foot alley in the rear, along with the other adjacent property owners, all as shown on survey prepared by Leo J. Zoutewelle, R.S., dated February 25, 1986.

State of North Carolina, County of Mecklenburg
The foregoing Certificate(s) of Connie R. Hunt

Notary(ies) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

ANNE A. POWERS, REGISTER OF DEEDS
By Karen Ayers Deputy - Register of Deeds

M. H. NEWTON
D 4712 - 459

KINGSTON AVENUE
(paved)

concrete
N 42°55'41" E - 150.00'

10' alley (open)
paved

127.0'

0.8'

39.7'

LOT 2
LOT 3

LOT 4

23.0' pole

power line

overhang

DILWORTH
BLOCK 5
MB 230 - 060

28,500
square feet

1-story brick
commercial bldg.

tar & gravel roof

No. 1620 - 1632
South Boulevard

(12,400 sq. ft.)

LOT 1
LOT 2

asphalt parking
(approx. 45 spaces)

planter

planter

planter

wall
covered

5.0' bldg. wall along

5.0'

30.8'

118.5'

S 47°04'19" E - 190.00'

LITCRA REALTY CORP.

D 3529 - 97

S 42°55'41" V - 150.00'

con. sidewalk

15'

SOUTH BOULEVARD

(paved)

100' R/W

70'

15'

