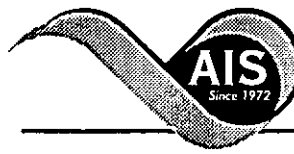




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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000-128

## 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 #: 2000-128  
Date Filed: 7-24-00 03:30pm  
Received By: RWC

**OWNERSHIP INFORMATION:**

Property Owner: Seaport Development, LLC  
Owner's Address: 1235-E East Boulevard City, State, Zip: Charlotte, NC 28203  
Date Property Acquired: May 2, 2000 Utilities Provided; (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

**LOCATION OF PROPERTY** (Address or Description): 1600 Camden Road, Charlotte  
(corner of Camden Road and Park Avenue)

Tax Parcel Number(s): 123-061-10 Size (Sq.Ft. or Acres): .25 acres

Current Land Use: vacant commercial building

**ZONING REQUEST:**

Existing Zoning: B1 Proposed Zoning: MUDD

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

Mixed use retail-two buildings consisting of 6600 square feet

Steve Huffman  
Name of Agent

921 Magnolia Avenue  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

(704) 375-5060  
Telephone Number Fax Number

RSHUFFMAN@WEBKORNER.COM  
E-Mail Address

SEAPORT DEVELOPMENT, LLC  
Allison F. Butts  
Signature of Property Owner if other than Petitioner  
By: Allisoh F. Butts, Member/Manager

Seaport Development, LLC  
Name of Petitioner(s)

1235-E East Boulevard  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

(704) 375-5060  
Telephone Number Fax Number

RSHUFFMAN@WEBKORNER.COM  
E-Mail Address

SEAPORT DEVELOPMENT, LLC  
Steve Huffman  
Signature  
By: Steve Huffman, Member/Manager

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 16 cases per month.**

Prior to the filing of a Conditional Use 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)
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 these boundaries do not follow property lines, a metes and bounds description **MUST** be provided for each Zoning district.

**CONDITIONAL USE REZONING APPLICATION FILING REQUIREMENTS:**

Items 1-5 listed above are also required:

6. **Sixteen (16) 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. (16 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, 700 East Stonewall 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 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, and location of structures;
  - (h) Proposed phasing.
  - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map and delineation of SWIM buffers.
  - (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) List of additional conditions proposed to regulate the development of the site.

**\*\*\* Note: Revised and corrected site plans are due Four Weeks prior to the scheduled Public Hearing. Failure to meet the deadline will result in an automatic deferral of the Public Hearing.**

**CITY OF CHARLOTTE REZONING FILING FEES:** Effective July 1, 2000

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL USE APPLICATION FEE</u>
Single Family Residential:	\$ 670.00	\$ <i>to be determined</i>
Multi-Family Residential:	\$ 955.00	\$ <i>to be determined</i>
All Other Districts:	\$1,535.00	\$ <i>to be determined</i>

To check the status of a Rezoning Petition, Please Visit our Web Site: <http://www.ci.charlotte.nc.us/ciplanning/resub/rezoning/rezoninglog/rezoninglot.htm>

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

EXHIBIT A  
LEGAL DESCRIPTION

BEING all of that certain lot or parcel of land located in Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

BEGINNING at a set PK nail in the intersection of the northwestern margin of Camden Road (a 60-foot right-of-way) and the southern margin of the right-of-way of West Park Avenue (a 60-foot right-of-way) located S. 35-41-54 W. 60.81 feet from a found nail in the intersection of the northwestern margin of Camden Road (a 60-foot right-of-way) and the southern margin of the right-of-way of West Park Avenue (a 60-foot right-of-way); thence from said point and place of BEGINNING with the northwestern margin of the right-of-way of Camden Road S. 35-44-08 W. 133.43 feet to an existing PK nail in the northeastern corner of property owned by Steven T. Price (n/f as recorded in Deed Book 7979 at Page 174); thence with the northeastern boundary line of the Steven T. Price property N. 61-05-35 W. 76.63 feet to an existing PK nail in the southeastern boundary line of property owned by Dewitte Talmadge Price (n/f as recorded in Deed Book 3939 at Page 321); thence with the southeastern property line of the Dewitte Talmadge Price property N. 28-54-20 E. 132.54 feet to an existing PK nail in the southern margin of West Park Avenue; thence with the southern margin of West Park Avenue S. 61-03-32 E. 92.50 feet to the point and place of BEGINNING.

The foregoing legal description was derived from a survey entitled "Physical Survey For: RFZ Consulting, LLC" prepared by D.S. Atlantic (Robert F. Akers, Jr., NCRLS No. L-2965) dated November 5, 1999, and shown as Project No. RFZ001.000.