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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-093

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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CITY OF CHARLOTTE
OFFICIAL REZONING APPLICATION

Petition #: 2001-93
Date Filed: 04-20-01
Received By: MS

OFFICE USE ONLY

Amended 07-31-01
(Converted to CD)



OWNERSHIP INFORMATION:

Property Owner: ① Mattie J. Reynolds (by entirety) ② Mattie J. Reynolds
3100 James Road, Charlotte, NC 28215
Owner's Address: 9/0 Columbus T. Koroma 4570 Cobb Ave Morganton, NC 28655
Date Property Acquired: 01/16/74 Tax Parcel Number(s): 107-111-07 ①
107-111-05 ②
107 111 12 ③

LOCATION OF PROPERTY (Address or Description): 3100 & 3204 James Road
Charlotte, NC 3136 James Rd.

Size (Sq.Ft. or Acres): ① 10.51 ③ 0.463 ③ 0.983 = 12 acres
① 975 (by tax records) Street Frontage (Ft.): 190 +/-
11.956 acres
Current Land Use: ① single family ② vacant land

ZONING REQUEST:

Existing Zoning: R-3 Single Family Proposed Zoning: R4 Single Family
Purpose of Zoning Change: to allow for single family residential with the character of
adjacent subdivisions on a smaller lot & to conform to the zoning of the
Northeast district plan (R4)

Columbus T. Koroma, attorney of fact for Edith
Name of Agent Mae Austin & Ann Byrd, the next of kin
of Mattie Reynolds
4570 Cobb Avenue, Morganton, NC
Agent's Address
828-584-2022 828-438-6143
Telephone Number Fax Number
6015

C. Koroma
Signature of Property Owner if other than Petitioner

Reed Enterprises of Charlotte, Inc.
Name of Petitioner(s)
4701 Hedgemore Drive Ste 812
Charlotte NC 28209-2280
Address of Petitioner(s)
danielr@reed-inc.com
704 295 1500 704 295 1501-7
Telephone Number Fax Number

[Signature]
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 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 8 1/2" x 11" sheet of paper)
(This information is available at the Mecklenburg County Tax Office, 700 East Stonewall 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 USE REZONING APPLICATION FILING REQUIREMENTS:

Items 1 - 5 listed above are also required:

6. Sixteen (16) copies, folded 8 1/2" 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	\$ 855.00
Multi-Family Residential:	\$ 955.00	\$ 1,270.00
All Other Districts:	\$ 1,535.00	\$ 2,095.00

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

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

Petitioner decided not to add this lot to 2001-93 photo message 07-10-01. A3

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	<u>2001-93</u>
Date Filed:	<u>07-10-01</u>
Received By:	_____

Petitioner decided to add this lot
Per e-mail _____ A3

OWNERSHIP INFORMATION:

Property Owner: Kelvin Stitt

Owner's Address: 3222 Atlas Drive City, State, Zip: Charlotte, NC 28269

Date Property Acquired: 12/28/94 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 3136 James Road
Charlotte, NC 28215

Tax Parcel Number(s): 10711112 Size (Sq.Ft. or Acres): ~.983 acres

Current Land Use: vacant land

ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: R-4(CSD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):
To allow for greater density / smaller lots to meet density allowed within the Northeast District Plan.

<u>None</u> Name of Agent	<u>Reed Enterprises of Charlotte, Inc.</u> Name of Petitioner(s)
<u>n/a</u> Agent's Address	<u>4701 Hedgemore Drive, Suite 812</u> Address of Petitioner(s)
<u>n/a</u> City, State, Zip	<u>Charlotte, NC 28209-2280</u> City, State, Zip
<u>n/a</u> Telephone Number	<u>704 295 1500</u> Telephone Number
<u>n/a</u> Fax Number	<u>704 295 1501</u> Fax Number
<u>n/a</u> E-Mail Address	<u>danielt@reed-inc.com</u> E-Mail Address
<u>Kelvin Stitt</u> Signature of Property Owner if other than Petitioner	<u>[Signature]</u> Signature

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