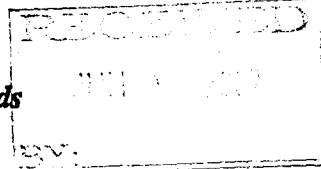


OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE



Complete All Fields

FY2007	Petition #: <u>2007-106</u>
Date Filed: <u>6/8/07</u>	
Received By: <u>SF</u>	

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority & Gwendolyn Curry dba Present Day Ministries

Owner's Address: PO Box 36795 & 5714 Painted Fern Ct City, State, Zip: CLT, NC 28202 & CLT, NC 28269

Date Property Acquired: & 1998 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)
L85-88P89BA M4-511 W Trade St

LOCATION OF PROPERTY (Address or Description): 2600, 2730, 2732, & 2734 Rozzelles Ferry Rd.

Tax Parcel Number(s): 06904126, 06904124, 06904123, 06904101

Current Land Use: Vacant, Warehouse


Size (Sq.Ft. or Acres): 26.96 Acres

ZONING REQUEST:

Existing Zoning: R22-MF, I1, & B2 Proposed Zoning: I-2

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*
The purpose of this rezoning is to create a business park. The logic of this rezoning is two-fold. The first idea relates to surrounding land use. To the northeast of these parcels lies HEAVY industrial uses. This park would be a buffer between that heavy industrial use and the residential uses to its south. The second logical reason for the rezoning is the fact that multi-family is neither safe nor feasible, given this site's proximity to heavy industrial uses. However, it provides no community benefits, so long as it remains vacant and underutilized. As a business park, however, this land becomes a source of jobs; tax revenue (the larger site currently pays no taxes), and potential services for the community.

City of Charlotte Housing Authority & Gwendolyn Curry dba Present Day Ministries
 Name of Agent
PO Box 36795 & 5714 Painted Fern Ct
 Agent's Address
CLT, NC 28202 & CLT, NC 28269
 City, State, Zip
(704) 336-5183 & (704) 491-5745
 Telephone Number Fax Number
cwoodyard@cha-nc.org
 E-Mail Address
Gwendolyn Curry Charles Woodyard
 Signature of Property Owner if other than Petitioner
Charles Woodyard & Gwendolyn Curry
 (Name Printed)

Charlotte Mecklenburg Development Corporation
 Name of Petitioner(s)

ROBERT J. SWEENEY, JR.
 PRESIDENT
 BOB@RJSFPROPERTIES.COM
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 CHARLOTTE, NC 28211
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RJ Sweeney - PRESIDENT
 Signature
Robert J. Sweeney, Jr.