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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1981-41

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- Applications
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 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. <u>01-41</u>
Date Filed <u>5/7/01</u>
Received By <u>Steve Hester</u>
OFFICE USE ONLY

Ownership Information

Property Owner SYNCO, INC.
Owner's Address P.O. BOX 34487, Charlotte, North Carolina 28234

Date Property Acquired Acquired by many deeds over a span of several years, the subject property (10.9 acres) representing an assemblage of numerous lots and parcels.
Deed Reference _____ Tax Parcel Number _____

Location Of Property (address or description) Generally located to the rear of developed property on the East side of Walker Road in the Millbrook Road and Richland Drive area (See Survey).

Description Of Property

Size (Sq. Ft.-Acres) 10.9 Acres Street Frontage (ft.) 150 feet on Walker/ Road
Current Land Use Vacant

Zoning Request

Existing Zoning R-9MF (Development Zoning) Requested Zoning R-20MF (Innovative/

Purpose of zoning change To come within the purview of the recently adopted Ordinance permitting Innovative Development in R-20MF Districts. See attached statement regarding the description and purpose of the request.

Benj. S. Horack, Attorney
Name of Agent Horack, Talley, Pharr & Lowndes, P.A.
1250 City National Center, Charlotte, N.C. 28202
Agent's Address 377-2500
Telephone Number _____

SYNCO, INC.
Name of Petitioner(s) P.O. Box 34487
Charlotte, N. C. 28234
Address of Petitioner(s) 376-9500
Telephone Number _____
Steve Hester Vice President
Signature _____

Signature of Property Owner if Other Than Petitioner _____

INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered For the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the City Council and the Planning Commission.