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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-02c

## Document type:

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



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# OFFICIAL REZONING APPLICATION

## MECKLENBURG COUNTY

Petition No.	<u>85-2 (c)</u>
Date Filed	<u>12/4/84</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

### Ownership Information

Property Owner John G. Jordan (Verner N. Jordan & Beatrice J. Cline)  
Owner's Address c/o Verner N. Jordan Jr. P.O. Box 240642  
6044 Old Pineville Road Charlotte, NC 28224  
Date Property Acquired \_\_\_\_\_  
Deed Reference 3720-658 Tax Parcel Number 107-312-8,9,13-16

**Location Of Property** (address or description) North Side of Hickory Grove  
Road between Susan Drive and Market Street

### Description Of Property

Size (Sq. Ft.-Acres) 4.66 acres 4.339 Net (Less R.O.W.) Street Frontage (ft.) 375'±  
Current Land Use Vacant single family

### Zoning Request

Existing Zoning R 12 MF (CD) Requested Zoning R 12 MF (CD) site plan amendment  
Purpose of zoning change Site plan amendment to previous conditional use permit.  
Petition no. 82-22(c) Estate of John G. Jordan. Zoning Regulations  
Map Amendment no. 371. Approved 7 September 1982. See attached (A).

~~Fred E. Bryant~~  
Name of Agent \_\_\_\_\_  
~~1850 East Third Street~~ ~~Suite 216~~  
Agent's Address \_\_\_\_\_  
~~333-1688~~  
Telephone Number \_\_\_\_\_

Estate of John G. Jordan  
Name of Petitioner(s) \_\_\_\_\_  
c/o Verner N. Jordan P.O. Box 240642  
Address of Petitioner(s) \_\_\_\_\_ 28224  
527-6370  
Telephone Number \_\_\_\_\_  
[Signature]  
Signature \_\_\_\_\_  
Signature of Property Owner if Other Than Petitioner \_\_\_\_\_

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## **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 (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
  4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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## **CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:**

1. two signed application forms;
  2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
  3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
    - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
    - (b) adjoining property lines and names, addresses, 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 of 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 structures will be located;
    - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
    - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
    - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
    - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
    - (i) proposed phasing, if any, and approximate completion time of the project;
    - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
    - (k) topography at four foot contour intervals or less (existing and proposed);
    - (l) schematic site plan must be titled with project name and proposed use;
    - (m) size of schematic site plan not to exceed 42" in width;
  4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
  5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
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