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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-27C

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>85-27(C)</u>
Date Filed	<u>4-1-85</u>
Received By	<u>K S B</u>
OFFICE USE ONLY	

Ownership Information

Property Owner Crow Childress Klein #9 (See Attached) c/o Trammell Crow Company
Owner's Address See Attached

Date Property Acquired See Attached
Deed Reference See Attached Tax Parcel Number See Attached

Location Of Property

 (address or description) 163.19 Acres bordered by Beam Road
on the West, Wilmount Road on the North and adjacent to property on the East and South
as specified in the attachments.

Description Of Property

Size (Sq. Ft.-Acres) 163.19 Acres Street Frontage (ft.) 2501 feet
Current Land Use Residential and Institutional

Zoning Request

Existing Zoning R-15 and Institutional Requested Zoning I-1-CD
Purpose of zoning change To allow for the development of master planned office and business
park with associated uses permitted by I-1 zoning.

Fred W. Klein c/o Trammell Crow Company
Name of Agent
1400 Charlotte Plaza, Charlotte, NC 28244
Agent's Address
(704) 376-5910
Telephone Number

Crow Childress Klein #9
Name of Petitioner(s)
1400 Charlotte Plaza, Charlotte, NC
Address of Petitioner(s) 28244
(704) 376-5910
Telephone Number
[Signature]
Signature
See Attached
Signature of Property Owner if Other
Than Petitioner

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).
-

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).
-

Trammell Crow Company

Trammell Crow Company 704/376-5910
1400 Charlotte Plaza
Charlotte, North Carolina 28244

Charlotte-Mecklenburg Planning
Commission
701 East Trade Street
Charlotte, North Carolina 28202

RE: Rezoning Petition by Crow-Childress-Klein #9
Wilmount Road and Beam Road

Gentlemen:

This is to confirm that Crow Land Development, Inc. is the purchaser under various contracts and agreements to purchase concerning the properties having present Tax Code Nos. 143-121-12, 143-211-01, 143-121-04, 143-121-09, 143-121-08 and 143-121-06; and further, Crow Land Development, Inc. is the owner of properties having Tax Code Nos. 143-121-05 and 143-121-03.

This is to signify our consent to the rezoning petition filed by Crow-Childress-Klein #9 for these properties.

Yours very truly,

CROW LAND DEVELOPMENT, INC.

By: 

MOORE, VAN ALLEN, ALLEN & THIGPEN

ATTORNEYS AT LAW

3000 NCNB PLAZA

CHARLOTTE, N. C. 28280

JAMES O. MOORE	NOAH H. HUFFSTETLER, III	HAL A. LEVINSON
WILLIAM K. VAN ALLEN	KENNETH S. COE	DONALD S. INGRAHAM
THOMAS W. STEED, JR.	T. EDMUND RAST	DUMONT CLARKE, IV
RICHARD E. THIGPEN, JR.	CHARLES D. CASE	ELIZABETH RANDALL MORROW
ROBERT W. KING, JR.	JAMES CARLOS SMITH	T. RANDOLPH PERKINS
JOHN T. ALLRED	JOSEPH W. MCGIRT, JR.	BRADLEY D. MURCHISON
R. BEVERLY R. WEBB	DANIEL G. CLODFELTER	RICHARD W. EVANS
HARRY J. GRIM	WILLIAM D. DANNELLY	A. MARK ADCOCK
GRAHAM D. HOLDING, JR.	JOSEPH W. EASON	ROBERT A. IZARD, JR.
R. MICHAEL CHILDS	CHRISTY EVE REID	JEAN GORDON CARTER
ARCH T. ALLEN, III	FRED D. HUTCHISON	SARAH L. YOUNG
BARNEY STEWART, III	H. HEATH ALEXANDER	ROBERT V. BAKER
GEORGE V. HANNA, III	JULIA V. JONES	DAVID S. WALLS
PAUL H. EFIRD, III	ANN HOGUE PAPPAS	RICHARD C. GASKINS, JR.
GEORGE R. HODGES	CHRISTOPHER C. KUPEC	W. DOAK BARNHARDT
JOHN C. FENNEBRESQUE	JAMES W. HOVIS	CHARLES E. JOHNSON
C. WELLS HALL, III	RANDEL E. PHILLIPS	RICHARD M. THIGPEN
WILLIAM S. PATTERSON	STEVEN C. GARLAND	
ROBERT D. DEARBORN	DEAN M. HARRIS	
W. B. HAWFIELD, JR.	C. STEVEN MASON	
STEPHEN D. HOPE	HAYDEN J. SILVER, III	
JEFFREY J. DAVIS		

704-374-1300
TELECOPIER
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RALEIGH OFFICE
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P. O. BOX 26507
RALEIGH, N. C. 27611
919-828-4481
ARCH T. ALLEN
RETIRED
RICHARD E. THIGPEN
OF COUNSEL

WRITER'S TELEPHONE 704-378

March 26, 1985

Charlotte-Mecklenburg Planning
Commission
701 E. Trade Street
Charlotte, North Carolina 28202

Re: Rezoning Petition by Crow-Childress-Klein #9
Wilmington Road and Beam Road
Mecklenburg County, North Carolina

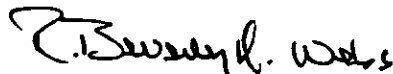
Gentlemen:

This is to certify that the properties having Tax Code Nos. 143-121-09 (Burl Webb, Jr. and wife, Leigh B. Webb), 143-121-08 (Mrs. S. B. Dixon), and 143-121-06 (Mr. and Mrs. Samuel Wayne Whiteside) are subject to certain contracts giving Crow Land Development, Inc. the right to purchase such properties.

Enclosed are marked partial copies of the contract with Webb, Dixon and Whiteside indicating the owners' consent to the present rezoning.

Yours very truly,

MOORE, VAN ALLEN, ALLEN & THIGPEN



R. Beverly R. Webb

RBRW/sp

Enclosures

February , 1985

Charlotte-Mecklenburg Planning
Commission
701 E. Trade Street
Charlotte, North Carolina 28202

Gentlemen:

Our property, known as Tax Code Nos. 143-121-12 and 143-211-01 on the current tax maps of Mecklenburg County, North Carolina, is presently subject to an Agreement with Crow Land Development, Inc. for Crow's acquisition of this property.

As the present owner of this property, this is to confirm our understanding that the property is the subject of a rezoning petition initiated by Crow-Childress-Klein #9, a Texas limited partnership; and our consent to such petition.

Yours very truly,

THE LAMB'S CHAPEL

By: _____

Nancy L. Byzell

February , 1985

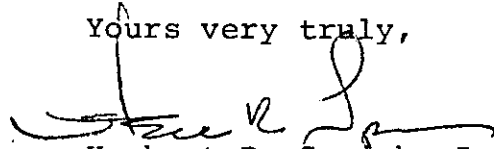
Charlotte-Mecklenburg Planning
Commission
701 E. Trade Street
Charlotte, North Carolina 28202

Gentlemen:

My property, known as Tax Code No. 143-121-04 on the current tax maps of Mecklenburg County, North Carolina, is presently subject to an Offer to Purchase and Contract with Crow Land Development, Inc. as purchaser.

As the present owner of this property, this is to confirm my understanding that the property is the subject of a rezoning petition initiated by Crow-Childress-Klein #9, a Texas limited partnership; and my consent to such petition.

Yours very truly,



Herbert R. Spaug, Jr.

February , 1985

Charlotte-Mecklenburg Planning
Commission
701 E. Trade Street
Charlotte, North Carolina 28202

Gentlemen:

My property, known as Tax Code No. 143-121-04 on the current tax maps of Mecklenburg County, North Carolina, is presently subject to an Offer to Purchase and Contract with Crow Land Development, Inc. as purchaser.

As the present owner of this property, this is to confirm my understanding that the property is the subject of a rezoning petition initiated by Crow-Childress-Klein #9, a Texas limited partnership; and my consent to such petition.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Herbert R. Spaugh, Jr.", written in dark ink.

Herbert R. Spaugh, Jr.