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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986-72

## Document type:

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



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# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>86-72</u>
Date Filed	<u>5/1/86</u>
Received By	<u>OKS</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner SLAG Realty, as petitioner, (under contract from Morris Investment Co., Inc.)

Owner's Address <sup>4101</sup>~~4019~~ Central Avenue, Charlotte, N.C. 28205

Date Property Acquired Under contract to close subject to rezoning.

Deed Reference \_\_\_\_\_ Tax Parcel Number 101 172 11

## Location Of Property (address or description)

Vacant property located at the intersection of Central Avenue and Medallion Drive.

## Description Of Property

Size (Sq. Ft.-Acres) Approximately 27,747 Square Feet Street Frontage (ft.) Medallion Dr: 165.21  
Central Av: 176.78

Current Land Use Vacant

## Zoning Request

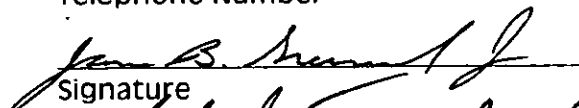
Existing Zoning R6MF Multi-Family Requested Zoning O-6 Office


Purpose of zoning change To allow purchasers to enlarge existing Medical Clinic structurally and to provide adequate parking for staff and patients.

Republic Equities, Inc. c/o Lewis W. Davis Name of Agent  
SLAG Realty, a Partnership Name of Petitioner(s)

5600 Executive Center Drive, Suite 117 Agent's Address  
Charlotte, N.C. 28212  
4019 Central Avenue, Charlotte, N.C. Address of Petitioner(s)  
28205

563-0873 Telephone Number  
537-0020 Telephone Number

  
Signature

  
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 to help defray administrative expenses (see fee schedule below);
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 to help defray administrative expenses (see fee scheduled below):

### **FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS**

<u>Size of Parcel</u>	<u>Application Fee</u>
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$300.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$500.00

**(Checks payable to 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;
  - (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).

"At the common corner of Central Avenue, SLAG Realty Company and Morris Investment Company, Inc. (subject) as the Beginning, thence; N 9 21E, 152.82 linear feet to the common corner of SLAG Realty Company, R.A. Walters and Morris Investment Company, Inc., thence S 77-37E along the common line of R.E. Angley and Morris Investment Company, Inc., a distance of 175.68 linear feet to the intersection of the property line and Medallion Drive, thence along the westerly right of way of Medallion Drive (being also the easterly property line of the subject) S 9-21W for a distance of 165.12 linear feet to the intersecting rights of way of Medallion Drive and Central Avenue, thence westerly along the right of way of Central Avenue (also being the property line of subject) R3247.93 (radius) 176.78 linear feet to the point of beginning and containing 28,015 square feet approximately."

Addresses of Adjacent Property Owners:

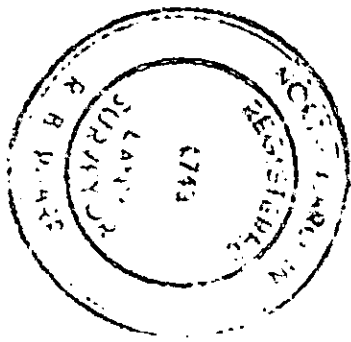
R.E. Angley  
3932 Mediallion Drive, Charlotte, N.C. 28205

R.A. Walters  
3933 Sheridan Drive, Charlotte, N.C. 28205

THIS IS TO CERTIFY THAT ON THE 22 DAY OF APRIL 1986 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE AS SHOWN HEREON.

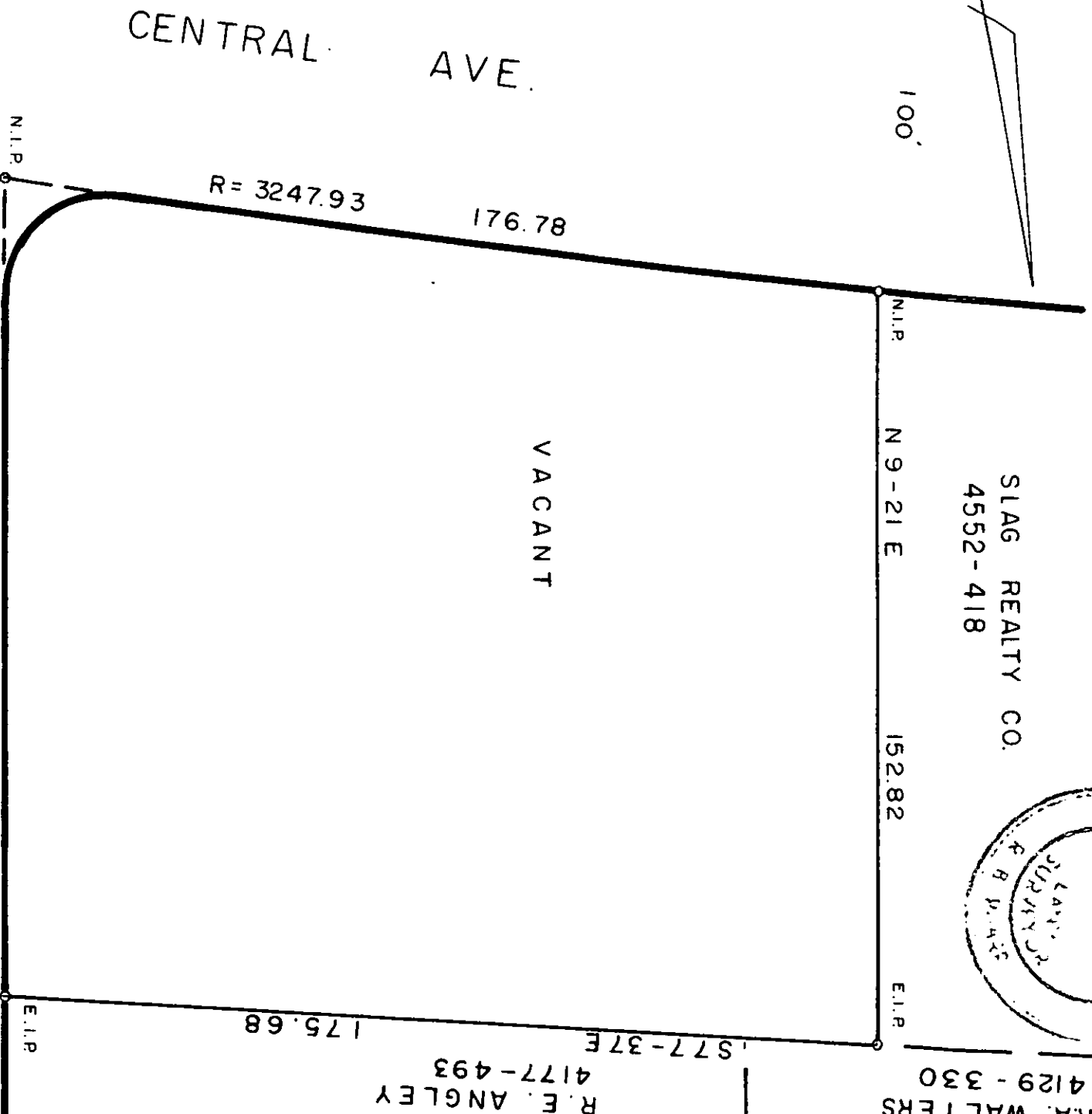
SIGNED R. B. PHARR

R. B. PHARR & ASSOCIATES, REGISTERED SURVEYORS



RA. WALTERS  
4129 - 330

R. E. ANGLE  
4177-493



50' MEDALLION DR.

BOUNDARY of **SURVEY** 0.637 AC.

27,747 S.F.

OR

PROPERTY AS SHOWN

SCALE 1" = 30'

CHARLOTTE, N.C.

THE PROPERTY OF MORRIS INVESTMENT CO.

MAP RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ DEED RECORDED IN BOOK 2771 PAGE 212