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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1998-16

## Document type:

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



\* 0 0 B R E A K 0 0 \*

OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

Petition #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

OWNERSHIP INFORMATION:

Property Owner: CHARLES EDWARD FOUSHEE - ROENA C. FOUSHEE

Owner's Address: P.O. BOX 668472 - CHARLOTTE, NC 28266

Date Property Acquired: 1958 Tax Parcel Number(s): 045-062-03

LOCATION OF PROPERTY (Address or Description): 1737 CANNON AVE.  
CHARLOTTE, NC 28269

Size (Sq.Ft. or Acres): \_\_\_\_\_ Street Frontage (Ft.): 87 1/2'

Current Land Use: House rented  
My wife and I lived in this home from 1958 until June 1967

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: I-1

Purpose of Zoning Change: area is slowly going business

Name of Agent

Name of Petitioner(s)

Agent's Address

Address of Petitioner(s)

Telephone Number Fax Number

399-7934  
Telephone Number Fax Number

Charles Edward Foushee  
Roena C. Foushee  
Signature of Property Owner if other than Petitioner

Signature

Any Petitioner filing for rezoning is required to discuss the proposal with a CMPC Land Development staff member at least one week prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by a CMPC Land Development staff member before an application is considered completed and filed for processing. Incomplete applications are not accepted and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. **There is a limit of 10 cases per month.**

Prior to the filing of a Conditional Rezoning Petition, it is strongly encouraged that a preliminary site plan be submitted to the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(e) listed below. (5 copies are required for interdepartmental review.)

**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. (Provided on an 8½" x 11" sheet of paper) (This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. A Filing Fee (See Fee Schedule below);
5. A written boundary description showing distances and bearings of property lines, or proposed Zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description) **MUST** be provided for each Zoning district.;

**CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:**

Items 1 - 5 listed above are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a maximum of 24" x 36", (maps for presentation purposes can be larger), which includes the following items. (15 copies are needed for interdepartmental review):
  - (a) A boundary survey showing the total acreage, present Zoning classification(s), date, north arrow, and vicinity map;
  - (b) Adjoining property lines and names, address, 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 for 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 structure will be located;
  - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided, as well as existing drives opposite proposed project);
  - (f) Proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features and any proposed buffers or landscaped yards at the project boundary.
  - (g) Generalized information as to the number, height, size, or in especially critical situations, the location of structures;
  - (h) Proposed phasing, if any, and approximate completion time of the project;
  - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
  - (j) Topography at four foot contour intervals or less (existing and proposed);
  - (k) Schematic site plan must be titled with project plan and proposed use;
  - (l) Size of schematic site plan not to exceed 24" x 36".

**\*\*\* Note: Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.**

**FILING FEES: Effective September 1, 1997**

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 625.00	\$ 750.00
Multi-Family Residential:	\$ 875.00	\$1,125.00
All Other Districts:	\$1,360.00	\$1,875.00

**FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.**

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

### OWNERSHIP INFORMATION:

Property Owner: CHARLES E. & ROENA C. FOUSHEE  
Owner's Address: P.O. Box 668472  
~~1809 CANNON AVENUE~~, CHARLOTTE, NC ~~28219~~ 28266  
Date Property Acquired: JANUARY 1984 Tax Parcel Number(s): 045-062-04

LOCATION OF PROPERTY (Address or Description): 1809 CANNON AVE.  
CHARLOTTE, NC 28269

Size (Sq. Ft. or Acres): 2.6 ? Street Frontage (Ft.): 230'  
Current Land Use: Home - rented

### ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: I-1  
Purpose of Zoning Change: area is slowly going business

Name of Agent \_\_\_\_\_

Name of Petitioner(s) \_\_\_\_\_

Agent's Address \_\_\_\_\_

Address of Petitioner(s) \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

399-7934  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

→ Charles E. Foushee  
Roena C. Foushee  
Signature of Property Owner if other than Petitioner

Signature \_\_\_\_\_

Any Petitioner filing for rezoning is required to discuss the proposal with a CMPC Land Development staff member at least one week prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by a CMPC Land Development staff member before an application is considered completed and filed for processing. Incomplete applications are not accepted and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. **There is a limit of 10 cases per month.**

Prior to the filing of a Conditional Rezoning Petition, it is strongly encouraged that a preliminary site plan be submitted to the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(e) listed below. (5 copies are required for interdepartmental review.)

**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. (Provided on an 8½" x 11" sheet of paper) (This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. A Filing Fee (See Fee Schedule below);
5. A written boundary description showing distances and bearings of property lines, or proposed Zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description) **MUST** be provided for each Zoning district.;

**CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:**

Items 1 - 5 listed above are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a maximum of 24" x 36", (maps for presentation purposes can be larger), which includes the following items. (15 copies are needed for interdepartmental review):
  - (a) A boundary survey showing the total acreage, present Zoning classification(s), date, north arrow, and vicinity map;
  - (b) Adjoining property lines and names, address, 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 for 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 structure will be located;
  - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided, as well as existing drives opposite proposed project);
  - (f) Proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features and any proposed buffers or landscaped yards at the project boundary.
  - (g) Generalized information as to the number, height, size, or in especially critical situations, the location of structures;
  - (h) Proposed phasing, if any, and approximate completion time of the project;
  - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
  - (j) Topography at four foot contour intervals or less (existing and proposed);
  - (k) Schematic site plan must be titled with project plan and proposed use;
  - (l) Size of schematic site plan not to exceed 24" x 36".

**\*\*\* Note: Revised and corrected site plans are due four weeks prior to the scheduled hearing. Failure to meet the deadline will result in an automatic deferral of hearing.**

**FILING FEES: Effective September 1, 1997**

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 625.00	\$ 750.00
Multi-Family Residential:	\$ 875.00	\$1,125.00
All Other Districts:	\$1,360.00	\$1,875.00

**FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.**

**OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 98-16  
Date Filed: 10/8/97  
Received By: \_\_\_\_\_  
**OFFICE USE ONLY**

**OWNERSHIP INFORMATION:**

Property Owner: Universal Service, James E. Price

Owner's Address: 4818 North Graham Street, Charlotte, NC 28269

Date Property Acquired: August 11th, 1997

Tax Parcel Number(s): #3620 0312 045-062-05 + 045-062-06

**LOCATION OF PROPERTY** (Address or Description): 1815 Cannon Avenue, Charlotte NC

Size (Sq.Ft. or Acres): 1.0647 Ac. Street Frontage (Ft.): 99.35

Current Land Use: Residential

**ZONING REQUEST:**

Existing Zoning: R-4 Proposed Zoning: I-1

Purpose of Zoning Change: To relocate Universal Service in Charlotte for 20 years,  
to a new and upgraded Automotive Machine Shop.

_____	<u>Universal Service-- James E. Price</u>
Name of Agent	Name of Petitioner(s)
_____	<u>4818 N. Graham St. Charlotte NC 28269</u>
Agent's Address	Address of Petitioner(s)
_____	<u>704-598-7282</u> <u>704-857-4659</u>
Telephone Number	Telephone Number
_____	Fax Number
Fax Number	

Jack E. Hendrix  
Signature of Property Owner  
If other than Petitioner

James E. Price  
Signature

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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 property owners within 100 feet, with their current mailing addresses and tax parcel numbers written or typed on letter size paper. (This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. A Filing Fee (See Fee Schedule below);
5. A written boundary description showing distances and bearings of property lines, or proposed Zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description) MUST be provided for each Zoning district.;

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Items 1 - 5 listed above are also required:

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**FILING FEES: Effective July 1, 1994**

<b>DISTRICT REQUESTED</b>	<b>CONVENTIONAL APPLICATION FEE</b>	<b>CONDITIONAL APPLICATION FEE</b>
Single Family Residential:	\$ 370.00	\$ 655.00
Multi-Family Residential:	\$ 520.00	\$1095.00
All Other Districts:	\$ 810.00	\$1965.00

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**OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE**

REVISED 1/13/98

Petition #:	98-16
Date Filed:	
Received By:	SLS

**OWNERSHIP INFORMATION:**

Property Owner: UNIVERSAL SERVICE - JAMES PRICE, CHARLES AND ROENA FOUSHEE, AND JACK HENDRICKS

Owner's Address: SEE FILE

Date Property Acquired: \_\_\_\_\_ Tax Parcel Number(s): 045-062-(03,04,05, AND 06)

**LOCATION OF PROPERTY** (Address or Description): SOUTH SIDE OF CANNON AVE., EAST OF GRAHAM ST.

Size (Sq.Ft. or Acres): 5.1 AC Street Frontage (Ft.): 511'

Current Land Use: \_\_\_\_\_

**ZONING REQUEST:**

Existing Zoning: R-4 Proposed Zoning: I-1

Purpose of Zoning Change: \_\_\_\_\_

\_\_\_\_\_  
Name of Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

SEE FILE  
Signature of Property Owner if other than Petitioner

UNIVERSAL SERVICE - JAMES PRICE  
Name of Petitioner(s)

4818 N. GRAHAM ST., CLT NC  
Address of Petitioner(s) 28269

(704) 598-7282 (704) 857-4659  
Telephone Number Fax Number

\_\_\_\_\_  
Signature



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