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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2000 - 06

## 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 #: 00-06  
Date Filed: 7-30-99  
Received By: MD

### OWNERSHIP INFORMATION:

Property Owner: James & Mary Carter, Eddie Grier, Turner & Louise Williams (Louise deceased)  
Owner's Address: See file  
Date Property Acquired: See file Tax Parcel Number(s): 231052 29, 30, 31  
Utilities Provided; (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

### LOCATION OF PROPERTY (Address or Description): \_\_\_\_\_

Size (Sq. Ft. or Acres):  $\frac{6,80}{4.38} = 15.29$  acres Street Frontage (Ft.):  $\frac{60'}{250} = 520'$   
Current Land Use: VACANT

### ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: R-4(CD)  
Purpose of Zoning Change: Optimize density while preserving natural features.

Name of Agent \_\_\_\_\_  
Agent's Address (City, State, Zip) \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_  
Signature of Property Owner if other than Petitioner: See file

LandCraft Properties  
Name of Petitioner(s) \_\_\_\_\_  
201 N. Tryon St. Suite 2050  
Charlotte, NC 28202  
Address of Petitioner(s) (City, State, Zip) \_\_\_\_\_  
332-9340 332 1241  
Telephone Number Fax Number  
John Cassell II, Asst. V.P.  
See file  
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 12 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.

**CITY OF CHARLOTTE REZONING FILING FEES Effective July 1, 1999**

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 580.00	\$ 785.00
Multi-Family Residential:	\$ 845.00	\$1,190.00
All Other Districts:	\$1,380.00	\$2,000.00

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

## PROPERTY DESCRIPTION

26.39 Acres Total The Outer Perimeter of Four Contiguous Tracts of: James Larry Carter and Mary West Carter Deed Book 5566, Page 791, William E. Simmons, et al Deed Book 4369, Page 466, Eddie Reid Grier Deed Book 4184, Page 577 and Turner Ashby Williams and wife, Louise Grier Williams Deed Book 3279, Page 203 Property

Lying and being in Providence Township, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a #5 rebar set in the southeasterly right-of-way line of I-485 said rebar being one hundred and eighty feet from the center line of I-485 as shown on the right-of-way map of I-485 as recorded in State Highway Map Book 2, Page 666-R in the Mecklenburg County Public Registry (hereinafter the "Mecklenburg Registry") and being located South 47 degrees 07 minutes 15 seconds East a distance of 6.03 feet from a found one inch iron pipe, said rebar also being the southwesterly corner of Lot 1 Block 6 of "East Providence Estates" as shown on the plat recorded in Map Book 9, Page 357 in the "Mecklenburg Registry"; THENCE, from the point of BEGINNING, with and along the boundary line of said Lot 1, South 47 degrees 07 minutes 15 seconds East for a distance of 445.65 feet to a one inch iron pipe, the southwesterly corner of Lot 5 Block 6 of "East Providence Estates"; THENCE, with and along the boundary line of said Lot 5 and passing Lot 6, 7, and 8 Block 6, South 69 degrees 05 minutes 35 seconds East for a distance of 785.04 feet to a #5 rebar set in the line of Lot 9 Block 6 of "East Providence Estates"; THENCE with and along the boundary line of said Lot 9 and passing Lot 14, 15, 16 and 17 Block 6, South 70 degrees 30 minutes 57 seconds West for a distance of 699.10 feet to a #5 rebar found, the northwesterly corner of said Lot 17; THENCE with and along the boundary line of said Lot 17 Block 6, South 16 degrees 48 minutes 24 seconds East for a distance of 526.04 feet to a #5 rebar set on the northwesterly line of the right-of-way Allenwood Road (sixty foot public right-of-way) as shown on the plat of "East Providence Estates"; THENCE, crossing across said road right-of-way South 16 degrees 48 minutes 24 seconds East for a distance of 60.00 feet to a #5 rebar set, a corner of Lot 16 Block 7 of "East Providence Estates"; THENCE, with and along the boundary line of said Lot 16 Block 7 the following two courses: 1.) South 51 degrees 37 minutes 56 seconds West for a distance of 39.31 feet to a #5 rebar set; 2.) South 16 degrees 48 minutes 24 seconds East for a distance of 244.25 feet to a #5 rebar found, a corner in the line of the property of Mecklenburg County (now or formerly) as described in Deed Book 6080, Page 695 in the "Mecklenburg Registry"; THENCE, with and along the boundary line of Mecklenburg County the following two courses: 1.) North 64 degrees 16 minutes 21 seconds West for a distance of 57.92 feet to a #5 rebar found; 2.) South 25 degrees 08 minutes 39 seconds West for a distance of 670.52 feet to a #4 rebar found, a corner of the property of Gilbert C. Hartis and wife, Lillian C. Hartis (now or formerly) as described in Deed Book 3708, Page 235 in the "Mecklenburg Registry"; THENCE, with and along the boundary line of Gilbert C. Hartis and wife, Lillian C. Hartis North 45 degrees 07 minutes 59 seconds West for a distance of 508.10 feet to a stone found THENCE, continuing along the property of Gilbert C. Hartis and wife, Lillian C. Hartis and along property of Mary Gayle Hartis (now or formerly) as described in Deed Book 3708, Page 211 in the "Mecklenburg Registry" North 23 degrees 02 minutes 49 seconds East for a distance of 610.94 feet to an iron pin found; THENCE, with and along the boundary line of Mary Gayle Hartis North 49 degrees 36 minutes 36 seconds West passing a found iron pipe at 62.90 feet a total distance of 407.89 feet to a found concrete monument, the northeasterly corner of the property of Robert Lane Hartis (now or formerly) as described in Deed Book 6919, Page 275 in the "Mecklenburg Registry"; THENCE with and along

the boundary line of Robert Lane Hartis North 49 degrees 45 minutes 09 seconds West for a distance of 409.77 feet to a #5 rebar set in the southeasterly right-of-way line of I-485 said rebar being one hundred and eighty feet from the center line of I-485 as shown on the right-of-way map of I-485 as recorded in State Highway Map Book 2, Page 666-R in the "Mecklenburg Registry"; THENCE, with and along the right-of-way of I-485 North 26 degrees 50 minutes 50 seconds East for a distance of 209.13 feet to a #5 rebar set; THENCE, continuing along the right-of-way of I-485 North 26 degrees 50 minutes 50 seconds East for a distance of 247.47 feet to a #5 rebar set, the corner of property of the Department of Transportation (now or formerly) as described in Deed Book 6630, Page 112 in the "Mecklenburg Registry"; THENCE, with and along the boundary line of the Department of Transportation the following three courses: 1.) South 52 degrees 17 minutes 36 seconds East for a distance of 416.60 feet to a #4 rebar found; 2.) THENCE North 36 degrees 35 minutes 43 seconds East for a distance of 348.57 feet to a #5 rebar found; 3.) THENCE North 47 degrees 11 minutes 25 seconds West for a distance of 439.57 feet to a #5 rebar set in the southeasterly right-of-way line of I-485 said rebar being one hundred and eighty feet from the center line of I-485 as shown on the right-of-way map of I-485 as recorded in State Highway Map Book 2, Page 666-R in the "Mecklenburg Registry"; THENCE, with and along the right-of-way of I-485 along a curve to the right (non-tangent to the previously described line) having a radius of 542.96 feet and an arc length of 62.30 feet, being subtended by a chord of North 53 degrees 46 minutes 04 seconds East for a distance of 62.27 feet to the point of BEGINNING and containing 26.39 Acres more or less, as shown on a survey entitled "Boundary Survey of: Four Parcels of Land 26.39 Acres Total", dated May 26, 1999 and prepared by McKim & Creed, Jackie G. Duncan, N.C.P.L.S.