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Petition # 2066-21c

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- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition #: 2000-21c
Date Filed: 9-22-00
Received By: JH

OWNERSHIP INFORMATION:

Property Owner: Richard H. Deese, Charlton C. Deese and Stephanie Deese

Owner's Address: 8320 Laine Road City, State, Zip: Charlotte, North Carolina 28214

Date Property Acquired: Pre - 1999 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): _____

3605 Sam Wilson Road

Tax Parcel Number(s): 055-541-10 Size (Sq.Ft. or Acres): 64.6421 Acres +

Current Land Use: Vacant

ZONING REQUEST: *with*
Existing Zoning: R-3 *Tract 1: R-3, B-2* Proposed Zoning: I-1(CD) *Tract 1 I-1(CD) with*
Tract 2 R-3 *Tract 2 B-1(CD)*

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):
To accommodate development of a business park containing no more than 1,100,000 square feet as
030 *and 70,000 sf*
envisioned by the Southwest District Plan. *of office*

Agent: Bailey Patrick, Jr. Kennedy, Covington, Lobdell & Hickman, L.L.P.
100 North Tryon Street, Suite 4200 Charlotte, North Carolina 28202-4200
Tel: 704-331-7400 Fax: 704-331-7598

ColeJenest & Stone, P.A.
Name of Agent

112 South Tryon Street, Suite 300
Agent's Address

Charlotte, North Carolina 28204
City, State, Zip

704-376-1555 704-376-7851
Telephone Number Fax Number

bcardwell@colejeneststone.com
E-Mail Address

Charlton C. Deese
Stephanie Deese
Signature of Property Owner if other than Petitioner

Crescent Resources, Inc.
Name of Petitioner(s)

Post Office Box 1003
Address of Petitioner(s)

Charlotte, North Carolina 28201-1003
City, State, Zip

704-382-8009 704-382-6385
Telephone Number Fax Number

rhzeiller@duke-energy.com
E-Mail Address

Richard H. Deese
Signature

**OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY**

Staff review: Oct. 17, 10 am

Petition #: 2000-21c
Date Filed: 9-22-00
Received By: JLS

OWNERSHIP INFORMATION:

Property Owner: Richard H. Deese, Charlton C. Deese and Stephanie Deese

Owner's Address: 8320 Laine Road City, State, Zip: Charlotte, North Carolina 28214

Date Property Acquired: Pre - 1999 Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): _____

3605 Sam Wilson Road

Tax Parcel Number(s): 055-541-10 Size (Sq.Ft. or Acres): 64.6421 Acres +-

*Tract 1: 57.54
Tract 2: 7.64*

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: *Tract 1 R-3 & B-2 with* Proposed Zoning: *Tract 1: I-1 (CD) MND*
Tract 2 R-3 *Tract 2: O-1 (CD)*

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*
To accommodate development of a business park containing no more than 1,100,000 square feet as

envisioned by the Southwest District Plan. *030 and 70,000 sq of office*

Agent: Bailey Patrick, Jr. Kennedy, Covington, Lobdell & Hickman, L.L.P.
100 North Tryon Street, Suite 4200 Charlotte, North Carolina 28202-4200
Tel: 704-331-7400 Fax: 704-331-7598

ColeJenest & Stone, P.A.
Name of Agent
112 South Tryon Street, Suite 300
Agent's Address
Charlotte, North Carolina 28204
City, State, Zip
704-376-1555 704-376-7851
Telephone Number Fax Number
bcardwell@colejeneststone.com
E-Mail Address
Charlton C. Deese
Stephanie Deese
Signature of Property Owner if other than Petitioner

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Name of Petitioner(s)
Post Office Box 1003
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Charlotte, North Carolina 28201-1003
City, State, Zip
704-382-8009 704-382-6385
Telephone Number Fax Number
rhzeiller@duke-energy.com
E-Mail Address
Richard H Deese
Signature

Legal Description

Being all that certain tract or parcel of land located within Berryhill and Paw Creek Townships, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a point located in the centerline of Sam Wilson Road (N.C. Secondary Road 1625, having a width of 60 feet), said point being located approximately 176 feet in a northerly direction from the intersection of the centerline of said Sam Wilson Road with the centerline of Wilkinson Boulevard (U.S. Highway 74), said point being also located North 74-08-47 West 2,163.52 feet from N.C.G.S. control monument "M051", said control monument having North Carolina State Plane Coordinates of Northing=167,161.306 meters and Easting=429,710.092 meters as measured based on the North American Datum of 1983, and running thence from said point and place of BEGINNING following the centerline of said Sam Wilson Road the following four (4) calls: (1) North 03-27-23 West 210.44 feet to a point, (2) North 03-57-42 West 275.75 feet to a point, (3) North 03-06-09 West 1,005.96 feet to a point and (4) North 03-44-39 West 705.63 feet to a point in the center of a 60-foot Road Easement (also known as the relocated Laine Road, N.C. Secondary Road 1627); thence following the center of said 60-foot Road Easement the following three (3) calls: (1) North 70-51-03 East 89.34 feet to a point, (2) following a circular curve to the left having a radius of 250.00 and an arc length of 183.48 feet (chord bearing North 49-49-29 East 179.39 feet) to a point, (3) following a circular curve to the right having a radius of 249.97 feet and an arc length of 27.85 feet (chord bearing North 31-59-30 East 27.84 feet) to a point; thence following the old southeasterly boundary of said Laine Road and the southeasterly boundary of the Westmoreland Baptist Church of Charlotte, Inc. as recorded in Deed Book 4746 Page 245 of the Mecklenburg County Registry North 63-32-29 East 122.04 feet to a new iron pipe; thence following the southwesterly boundaries of Ralph G. Wix, Timothy Allen Wix and Billy Steve Haas South 34-37-26 East 505.64 feet to an existing iron pipe; thence following the southeasterly boundary of said Billy Steve Haas North 61-26-06 East (passing a new iron pipe at 416.16 feet) a total distance of 441.37 feet to a point located in the center of said Laine Road (50 feet in width); thence along the center of said Laine Road South 33-48-01 East 339.27 feet to a point; thence North 56-44-50 East 22.38 feet to a point; thence following the southwesterly boundaries of William A. Blanton, Fred G. Church, C.R. Morrow, A.R. Gallman and Arthur Ray Gallman and also crossing the said

Laine Road right of way South 33-34-57 East 885.00 feet to an existing iron pin; thence following the northwesterly and southwesterly boundaries of Huntlynn Acres, Inc. as recorded in Deed Book 9349 Page 255 of the Mecklenburg County Registry the following three (3) calls: (1) South 41-33-05 West 397.46 feet to a new iron pipe, (2) South 49-06-20 East 170.90 feet to a new iron pipe and (3) South 32-25-40 East 185.25 feet to an existing iron pin; thence along the northwesterly boundary of said Huntlynn Acres, Inc. and continuing with the northwesterly boundary of Huntlynn Acres Sec. 3 as recorded in Map Book 20 Page 643 of the Mecklenburg County Registry and with the northwesterly boundary of Wilson Lewith as recorded in Deed Book 5794 Page 931 of the Mecklenburg County Registry South 61-45-00 West 1,444.91 feet to an existing iron pin; thence with the northerly boundary of Wilson Lewith as recorded in Deed Book 4974 Page 367 of the Mecklenburg County Registry the following two (2) calls: (1) North 48-31-11 West 127.09 feet to an existing iron pipe and (2) South 77-47-33 West 186.21 feet to the point and place of BEGINNING, containing 64.6421 acres as shown on a survey by Andrew G. Zoutewelle dated April 5, 2000 as last revised on September 19, 2000.