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Petition # 2000-103

Document type:

- Applications
- Correspondence
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 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

amended 9-5-00

Petition #:	<u>2000-103</u>
Date Filed:	<u>5-5-00</u>
Received By:	<u>SLS</u>

OWNERSHIP INFORMATION:

Property Owner: REALTY NETWORK OF CHARLOTTE, INC.

Owner's Address: 3126 MILTON ROAD, SUITE 217, CHARLOTTE, NC. 28215

Date Property Acquired: 5/4/2000 Tax Parcel Number(s): 037-166-22, 037-166-23, 037-166-24

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 11.346 ACRES ON REAMES ROAD
in CHARLOTTE, N.C. DEED BOOK and PAGE: 2320 p.591, 3057 p.588, 6717 p.304

Size (Sq.Ft. or Acres): 11.346 ACRES Street Frontage (Ft.): 425 FEET.

Current Land Use: VACANT

ZONING REQUEST:

Existing Zoning: R-3 Proposed Zoning: R-4CD 708 9/5/00

Purpose of Zoning Change: TO ACCOMMODATE DEVELOPMENT OF 45 DETACHED
SINGLE FAMILY HOUSES FOR SALE.

Name of Agent

REALTY NETWORK OF CHARLOTTE, INC.
Name of Petitioner(s)

Agent's Address (City, State, Zip)

3126 Milton Rd, suite 217, CHARLOTTE, N.C. 28215
Address of Petitioner(s) (City, State, Zip)

Telephone Number Fax Number

704-568-4848 704-568-1165
Telephone Number Fax Number

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 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

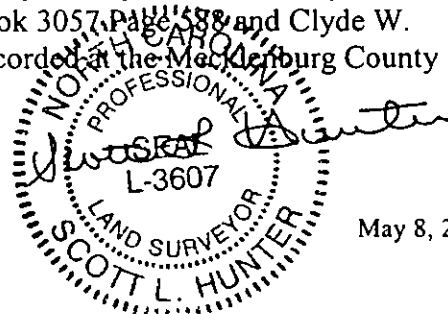
<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 580.00	\$ 785.00
Multi-Family Residential:	\$ 845.00	\$1,190.00
All Other Districts:	\$1,380.00	\$2,000.00

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

Legal Description

That certain parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a found No. 4 rebar along the western right-of-way of Interstate 77 having North Carolina grid coordinates of N=579,742.25 and E=1,448,589.93 and being S 85°02'32" W 1607.32 feet grid distance with a combined factor of 0.9998396 from North Carolina grid monument "Northdale" with North Carolina grid coordinates of N=579,881.16 and E=1,450,191.237, said rebar being the common corner of the estate of Della Mayhew Deed Book 2320 Page 591 and Clyde W. McGriff Deed Book 6717 Page 304; thence with the common line of McGriff, and the western right-of-way of Interstate 77. S 01°40'51" E 316.48 feet to a found rebar with cap, a common corner of McGriff and Realty Network of Charlotte, Inc. Deed Book 10719 Page 953; thence leaving the western right-of-way of Interstate 77 with the common line of McGriff and Realty Network of Charlotte, Inc. N 83°55'06" W 785.93 feet to a found No. 4 rebar a common corner of McGriff, Realty Network of Charlotte, Inc. and Eura Mayhew Auten Deed Book 2320 Page 590; thence with the common line of McGriff and Auten N 83°55'06" W 30.57 feet to a set pk nail at or near the centerline of Reames Road (SR 2110) a common corner of McGriff, Auten, and Americana Park, Inc. Deed Book 3483 Page 108; thence (2) courses with the common line of McGriff and Americana Park, Inc. at or near the centerline of Reames Road 1) N 00°59'18" W 59.89 feet to a set pk nail, 2) N 03°25'38" W 113.77 feet to a set pk nail in the line of Eliza A. Ross Deed Book 3057 Page 588, thence with the common line of Ross and Americana Park, Inc. and within the pavement of Reames Road the following (2) courses: 1) N 83°55'22" W 4.73 feet to a set pk nail, 2) N 04°28'58" W 142.00 feet to a set pk nail a common corner of Ross, Americana Park, Inc. Deed Book 3483 Page 111 and the estate of Della Mayhew Deed Book 2320 Page 591; thence with a common line of Mayhew and Americana Park Inc. within the pavement of Reames Road N 07°04'02" W 88.58 feet to a set pk nail a common corner of Mayhew, Americana Park, Inc. and William R. Bergeman and wife Susan M. Bergeman Deed Book 8251 Page 882; thence leaving Reames Road (2) courses: with the common of Mayhew and Bergeman 1) N 33°53'38" E 233.88 feet to a set No. 4 rebar, 2) S 79°17'22" E 95.15 feet to a found ¾" iron pipe a common corner of Mayhew, Bergeman and Hassan Hashemloo and wife Barbara H. Hashemloo Deed Book 7105 Page 700; thence with the common line of Hashemloo Mayhew, William B. Hawkins Deed Book 5936 Page 867, and Michael C. Walker and wife Linda M. Walker S 79°17'22" E 459.07 feet to a found 2 ½ " pipe a common corner of Walker and Mayhew; thence with the common line of Walker and Mayhew N 18°15'20" E 230.97 feet to a found concrete right-of-way monument along the western right-of-way line of Interstate 77; thence (2) courses with the common line of Mayhew and the western right-of-way of Interstate 77 1) S 83°53'34" E 76.28 feet to a found concrete right-of-way monument 2) S 01°40'51" E 476.15 feet to the Point of Beginning containing 11.346 acres and being comprised of a portion of the property conveyed to Della Mayhew in Deed Book 2320 Page 591, Eliza A. Ross Deed Book 3057 Page 588 and Clyde W. McGriff Deed Book 6717 Page 304 all of which recorded at the Mecklenburg County Register of Deeds.



May 8, 2000

2000-103

EXHIBIT A

TRACT I:

BEGINNING at an iron pin, said pin being located at the common intersection of the centerline of the Reames Road right-of-way and the northwestern corner of the Eliza A. Ross (now or formerly) property as described in Deed Book 3057 at Page 588 of the Mecklenburg County Public Registry; running thence from said point and place of BEGINNING along the centerline of the Reames Road right-of-way, N 07-04-02 W 88.58 feet to an iron pin located in the property line of Lot 1 of LAKEVIEW PARK subdivision as recorded in Map Book 9 at Page 149 of the Mecklenburg County Public Registry; thence along the southern property line of Lots 1 and 2 of LAKEVIEW PARK the following two (2) calls: (1) N 34-25-08 E 231.33 feet to an oak tree; and, (2) S 79-17-22 E 95.15 feet to an iron pin; thence continuing along the southern property line of Lots 4, 5, 6, and 7 of LAKEVIEW PARK, S 79-17-22 E 459.07 feet to an iron pin; thence along the eastern property line of Lot 7 of LAKEVIEW PARK, N 18-15-20 W 230.97 feet to a concrete monument; thence S 83-53-34 E 76.28 feet to a concrete monument located in the western margin of the Interstate 77 easement as described in Deed Book 3324 at Page 407 and 413 of the Mecklenburg County Public Registry; thence along the western margin of Interstate 77 S 01-40-51 E 476.15 feet to a point, said point being the northeast corner of the Clyde W. McGriff (now or formerly) property as described in Deed Book 6717 at Page 304 of the Mecklenburg County Public Registry; thence running along the northern property line of the Clyde W. McGriff property N 83-54-33 W 530.70 feet to an iron pin; thence along the northern property line of the Eliza A. Ross property N 84-22-59 W 300.00 feet to the point and place of BEGINNING, and containing approximately 5.437 acres as shown on a survey by Scott L. Hunter, RLS dated April 27, 2000, reference to which is hereby made for a more particular description.

TRACT II:

BEGINNING at an iron pin, said pin being located at the common intersection of the centerline of the Reames Road right-of-way and the southern property line of the Eliza A. Ross (now or formerly) property as described in Deed Book 3057 at Page 588 of the Mecklenburg County Public Registry; running thence from said point and place of BEGINNING along the southern property line of the Eliza A. Ross property, S 83-55-22 E 295.27 feet to an iron pin; thence along the eastern property line of the Eliza A. Ross property N 04-18-40 W 144.38 feet to an iron pin located in the southern property line of the Estate of Della Mayhew (now or formerly) property as described in Deed Book 2320 at Page 591 of the Mecklenburg County Public Registry; thence along the southern property line of the Estate of Della Mayhew property S 83-54-33 E 530.70 feet to an iron pin located in the western margin of the Interstate 77 easement as described in Deed Book 3324 at Page 407 and 413 of the Mecklenburg County Public Registry; thence along the western margin of Interstate 77 S 01-40-51 E 316.48 feet to a point, said point being the northeast corner of the Realty Network of Charlotte, Inc. (now or formerly) property as described in Deed Book 10719 at Page 953 of the Mecklenburg County Public Registry; thence running along the northern property line of the Realty Network of Charlotte, Inc. property N 83-55-06 W 816.50 to an iron pin located in the centerline of the Reames Road right-of-way; thence along the centerline of the Reames Road right-of-way the following two (2) calls: (1) N 00-59-18 W 59.89 feet to an iron pin; and (2) N 03-25-38 W 113.77 feet to the point and place of BEGINNING, and containing approximately 4.938 acres as shown on a survey by Scott L. Hunter, RLS dated April 27, 2000, reference to which is hereby made for a more particular description.