



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



**ADVANCED  
IMAGING  
SYSTEMS**

www.aisinc.com

An Information  
Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition #

2000-110

## 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 #:	<u>2000-110</u>
Date Filed:	<u>6-22-00</u>
Received By:	<u>[Signature]</u>

## OWNERSHIP INFORMATION:

Property Owner: (SEE ATTACHED SHEET FOR OWNERSHIP INFORMATION)

Owner's Address: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_ Tax Parcel Number(s): 103 271 62, 103 312 02  
103 251 08-10, 13

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

LOCATION OF PROPERTY (Address or Description): North and south sides of Wallace Avenue 360  
linear feet west of East W. T. Harris Boulevard

Size (Sq.Ft. or Acres): 29.452 +/- Acres Street Frontage (Ft.): 1,954 +/- LF

Current Land Use: Vacant except for four residences

## ZONING REQUEST:

Existing Zoning: R20MF; R-3; R-3; R-3; R-3; R-3 Proposed Zoning: R-5

Purpose of Zoning Change: To allow a reasonable density increase in keeping with other zoning in the vicinity.

Bailey Patrick, Jr.  
Name of Agent  
100 North Tryon Street, Suite 4200  
Charlotte, NC 28202-4006  
Agent's Address (City, State, Zip)

(704) 331-7400 (704) 331-7598  
Telephone Number Fax Number

See Attached Sheets for Signatures  
Signature of Property Owner if other than Petitioner

Crosland Land Company  
Name of Petitioner(s)  
141 Scaleybark Road  
Address of Petitioner(s) (City, State, Zip)

(704) 561-5219 527-5181  
Telephone Number Fax Number

[Signature]  
Signature

511-0125

103 251 08-10-13  
103 251 08-10-13

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

BEGINNING at an existing #5 iron rebar located in the center line of Wallace road, said #5 iron rebar being the Southwestern corner of J. F. Gill as described in Deed Book 4003 at page 425 of the Mecklenburg County Public Registry; thence from said beginning point within the right-of-way of Wallace road six (6) courses and distances within the Wallace road right-of-way as follows: 1) S 74-51-12 E 248.96 feet to a P-K nail set in the pavement (north of center line); 2) S 70-16-10 E 100.00 feet to a point; 3) S 60-01-45 E 78.92 feet to a P-K nail set; 4) S 58-44-31 E 21.58 feet to a P-K nail set; 5) S 34-25-10 E 166.83 feet to a point; 6) S 34-22-06 E 204.83 feet to a point, said point being the northwestern corner of Chris Dorsas as described in Deed Book 7804 at page 609 of the Mecklenburg County Public Registry, thence leaving Wallace road; S 56-00-31 W 307.19 feet to a #5 iron rebar found, said #5 iron rebar being the Southwestern corner of Chris Dorsas as described in Deed Book 7804 at page 609 of the Mecklenburg County Public Registry, thence with the common line of Cedars Garrett LP (now or formerly) as described in Deed Book 7169 at page 729 and ML North Carolina Apartments as described in Deed Book 8411 at page 318 of the Mecklenburg County Public Registry; N 74-33-54 W 856.94 feet to an open pipe found in the ML North Carolina Apartments line as described in Deed Book 8411 at page 318; thence with ML North Carolina Apartments (DB 8411 PG 318) and Common Area "A" as recorded in Map Book 15 at page 233 of the Mecklenburg County Public Registry, Common line N 74-45-29 W 1129.86 feet to an existing bent pipe found, said bent pipe found being a common corner of Common Area "A" (MB 15 PG 233); thence with the common line of Common Area "A" N 36-40-45 E 697.72 feet to an eip within the right-of-way of Wallace road; thence three (3) courses and distances within the right-of-way of Wallace road as follows: 1) S 53-26-18 E 61.00 feet to an eip found; 2) S 71-21-45 E 198.59 feet to an eip found; 3) S 66-43-18 E 123.09 feet to a point, said point being the Southwest corner of tract 9 as shown on composite map "Wallace Avenue" by ESP Associates, P.A. dated 6-1-2000, said corner being the Southeastern corner of Wilson O. Wallace as described in Deed Book 1523 at page 425 of the Mecklenburg County Public Registry; thence with the common line of tract 9 and Wilson Wallace line N 24-13-19 E 269.77 feet to a point; thence S 65-48-00 E 799.77 feet to a point; thence with the common line of J. L. Gill (DB 4003 PG 425) S 16-52-48 W 249.86 feet to the POINT AND PLACE OF BEGINNING and containing 24.457 acres according to survey by ESP Associates, P.A. entitled "Wallace Avenue" dated 6-1-2000 and being all of tracts three through eight. 4.995 Acres as shown on survey by Andrew G. Zoutewelle, NCPLS L-3098 on map entitled Boundary Survey Tract 1 T.O. Wallace Estate "Divided", dated May 27, 1994. Total acreage being 29.452 acres total.

This description is not for recordation, conveyance or sales. For Zoning purposes only.

STATEMENT OF CONSENT

April 12, 2000

To Whom It May Concern:

We the undersigned, being the owners of property identified as Tax Parcels 103-251-08, 09, 10 hereby grant permission for The Crosland Group d/b/a Crosland Land Company to rezone these parcels from R-3 existing to MX-2.

*Carolyn W. Emery*

Carolyn W. Emery  
103-251-09  
103-251-10

4-17-2000 (SEAL)  
Date

*Ralph K Emery*

Ralph K. Emery  
103-251-09  
103-251-10

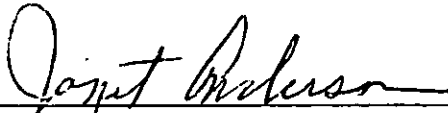
4-17-2000 (SEAL)  
Date

STATEMENT OF CONSENT

April 12, 2000

To Whom It May Concern:

We the undersigned, being the owner of property identified as Tax Parcel 103-251-13 hereby grant permission for The Crosland Group d/b/a Crosland Land Company to rezone this parcel from R-3 existing to MX-2.



Janet E. Anderson  
103-251-13

4-16-2000 (SEAL)

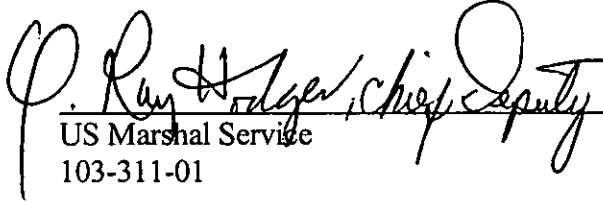
Date

STATEMENT OF CONSENT

April 12, 2000

To Whom It May Concern:

We the undersigned, being the owner of property identified as Tax Parcel 103-311-01 hereby grant permission for The Crosland Group d/b/a Crosland Land Company to rezone this parcel from R-20MF existing to MX-2.

  
US Marshal Service  
103-311-01

4-20-2000 (SEAL)  
Date

**STATEMENT OF CONSENT**

April 12, 2000

To Whom It May Concern:

We the undersigned, being the owners of property identified as Tax Parcels 103-251-08, 09, 10 hereby grant permission for The Crosland Group d/b/a Crosland Land Company to rezone these parcels from R-3 existing to MX-2.

*Donna W. Andros*

*4-18-00*

(SEAL)

Donna W. Andros  
103-251-08  
103-251-10

Date

State of NC  
County of Durham  
Kelly S. Eason

Notary Public do hereby certify  
that Donna W. Andros  
personally appeared before me  
this day and acknowledged the due  
execution of the foregoing  
instrument. Witness my hand and  
official seal, this 18<sup>th</sup>  
day of April, 19 2000

*Kelly S. Eason*  
Notary Public  
My commission expires Dec 5, 2004

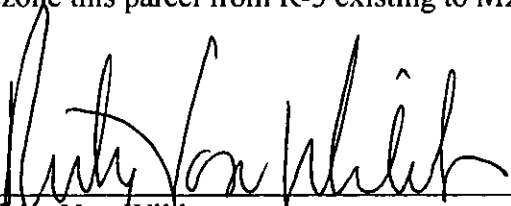


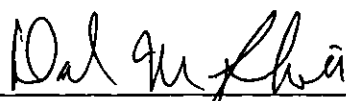
# STATEMENT OF CONSENT

May 19, 2000

To Whom It May Concern:

We the undersigned, being the owners of property identified as Tax Parcel 103-312-02 hereby grant permission for The Crosland Group d/b/a Crosland Land Company to rezone this parcel from R-3 existing to MX-2.

  
\_\_\_\_\_  
Ricky Von Wilds  
103-312-02  
Date 5-21-00 (seal)

  
\_\_\_\_\_  
Donald Martin Shields  
103-312-02  
Date 5-21-2000 (seal)