

FY2013

Petition #: 2013-053

Date Originally Filed: 03/25/13

Date Amended: April, 2013

Received By: May 1, 2013
JAF

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Property Owner: Loren Fauchier and Renee Fauchier

Owner's Address: 439 Willow Brook Drive

City, State, Zip: Matthews, NC 28105

9/22/98

Date Property Acquired: 4/18/13

Utilities Provided: (Water) CMUD

(Sewer) CMUD

(CMUD, Private, Other)

(CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 5301 Sharon Road

Tax Parcel Number(s): A portion of 209-073-03 and a portion of 209-073-01

Current Land Use: Vacant building formerly devoted to a childcare center

Size (Sq.Ft. or Acres): Approximately .935 acres

Existing Zoning: R-3

Proposed Zoning: NS (Neighborhood Services)

AMENDED REQUEST DETAILS:

Purposes: 1) Original Request 2) Amendment/Change:

1) To accommodate a childcare center that may serve a maximum of 125 children and the renovation and expansion of the existing building located on the site. The renovated and expanded building may contain a maximum of 7,000 square feet of gross floor area.

2) To reconfigure the site by adding additional property to the application and by removing property from the application.

John Carmichael

Robinson Bradshaw & Hinson, P.A.

Name of Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

704-373-3941

Fax Number

jcarmichael@rbh.com

E-Mail Address

By:

By: [Signature]

Signature of Property Owner if other than Petitioner

Loren Fauchier / Renee Fauchier

(Name Typed / Printed)

Brian A. Crutchfield

Name of Petitioner(s)

4511 Morrowick Road

Address of Petitioner(s)

Charlotte, NC 28226

City, State, Zip

704-516-7689

Telephone Number

Fax Number

crutchfieldhomes@aol.com

E-Mail Address

By: [Signature]

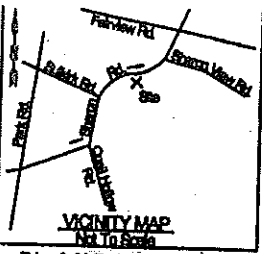
Signature

Brian A. Crutchfield

(Name Typed / Printed)

I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 28th day of March 2013, and that the boundary lines and improvements, if any, are as shown hereon. The ratio of precision as calculated before any adjustments is 1" : 10,000'± of perimeter surveyed. This map meets the requirements of the Minimum Standards of Practice for Land Surveying in North Carolina.

Brian A. McRorie
N.C. Professional Land Surveyor No. 3712



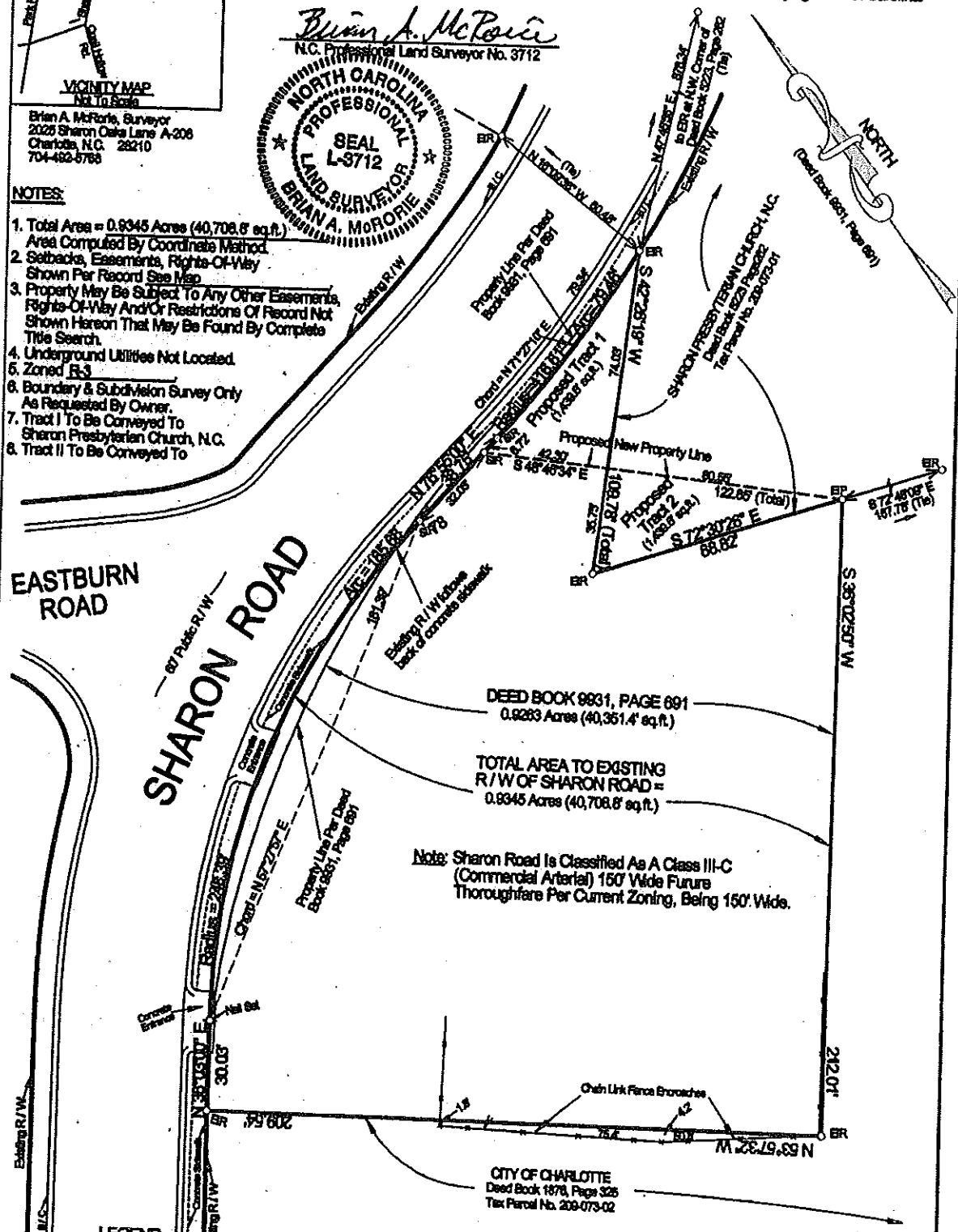
VICINITY MAP
Not To Scale
Brian A. McRorie, Surveyor
2026 Sharon Oaks Lane A-206
Charlotte, N.C. 28210
704-482-5765

NOTES:

1. Total Area = 0.9345 Acres (40,708.8' sq.ft.)
Area Computed By Coordinate Method.
2. Setbacks, Easements, Rights-Of-Way Shown Per Record See Map
3. Property May Be Subject To Any Other Easements, Rights-Of-Way And/Or Restrictions Of Record Not Shown Hereon That May Be Found By Complete Title Search.
4. Underground Utilities Not Located.
5. Zoned R-3
6. Boundary & Subdivision Survey Only As Requested By Owner.
7. Tract I To Be Conveyed To Sharon Presbyterian Church, N.C.
8. Tract II To Be Conveyed To

EASTBURN ROAD

SHARON ROAD



DEED BOOK 9831, PAGE 691
0.9263 Acres (40,351.4' sq.ft.)

TOTAL AREA TO EXISTING
R/W OF SHARON ROAD =
0.9345 Acres (40,708.8' sq.ft.)

Note: Sharon Road Is Classified As A Class III-C
(Commercial Arterial) 150' Wide Future
Thoroughfare Per Current Zoning, Being 150' Wide.

CITY OF CHARLOTTE
Deed Book 1878, Page 325
Tax Parcel No. 209-073-02

- LEGEND**
- BR = Existing Iron Rebar
 - BP = Existing Iron Pipes
 - BR = Set Iron Rebar
 - CP = Computed Point
 - CM = Existing Concrete Monument
 - R/W = Existing Right-Of-Way
 - C/L = Centerline
 - EP = Edge of Asphalt Pavement
 - C/C = Back of Concrete Curb
 - PP = Power Pole
 - OES = Overhead Electric Service
 - OTS = Overhead Telephone Service
 - Property Line
 - Street R/W
 - Easement Line
 - Setback Line
 - Broken Scale
 - Other Property Line
 - Not Surveyed
 - I.G.U. = Underground Utilities (Approximate)

BOUNDARY and SUBDIVISION Survey for
BRIAN CRUTCHFIELD

of **0.935 Acre Tract**

Recorded In _____ Deed Book **9931** Page **691**

City of Charlotte, **Mecklenburg** County, State of North Carolina

Address: **5301 Sharon Road** Tax Parcel No. **209-073-03**

Now or Formerly The Property Of **Loren Fauchter and Renee Fauchter**

Graphic Scale: 1" = 40'

Date: **03-28-13**

