

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
17125211	CENTER FOR HEALTHY LIVING INC	6030 PARK SOUTH DR	CHARLOTTE	NC	28210	P14 B2 M6-695 & ADJ TR	28737	406	0 AC
17125213	HCP PCI NORTH CAROLINA LLC AND SVO INC C/O THOMSON REUTERS (PROP TAX)	PO BOX 847	CARLSBAD	CA	92018	L20 & P15 B2 M6-695 & ADJ	14204	710	2.89 AC
17125219	JOHN BEAUREGARD LIPPARD AND DELLA W LIPPARD AND LARS W LIPPARD	5700 CLOSEBURN RD	CHARLOTTE	NC	28210	L13 B2 M8-361	02023	026	0 AC
17125223	ADC HOLDINGS LLC	6030 PARK SOUTH DR	CHARLOTTE	NC	28210	M46-253	20796	499	1.354 AC
17125282	GERASIMOS MICHAEL PISTIOLIS AND TULA PISTIOLIS	6013 S REGAL LN	CHARLOTTE	NC	28210	UNIT 3 M30-597	11391	250	1 LT
17125283	MICHAEL D HEAFNER AND NANCY M HEAFNER	6009 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 4 M30-597	23662	301	1 LT
17125284	TERENCE A WRIGHT AND LILY SANG-WRIGHT	6005 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 5 M30-597	19152	482	1 LT
17125285	KATHY L WINFIELD	6001 S REGAL LN	CHARLOTTE	NC	28210	UNIT 6 M30-3033	26528	215	1 LT
17125286	ROBERT M AULEBACH AND SUSAN A AULEBACH	6000 S REGAL LN #26	CHARLOTTE	NC	28210	UNIT 26 M31-19 & M32-841	26802	115	1 LT
17125290	HOMEOWNERS ASSOC INC ROYAL CREST AT SOUTH PARK	1300 ALTURA RD	CANDLER	NC	28715	C/A M30-597 & M31-197 & M32-841	12034	980	0.75 LT
17125292	JEFFREY G GORE AND AMY M GORE	3317 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L2 M40-223	18304	974	1 LT
17125293	WILLIAM J DAUSKA AND JENIFER R DAUSKA	3321 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L3 M40-223	19775	347	1 LT
17125294	KIMBERLY TURNER AND MATTHEW J TURNER	3324 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L4 M40-223	23273	438	1 LT
17125295	IRVIN T IV BLANCHARD AND COLLEEN W BLANCHARD	3322 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L5 M40-223	26872	116	1 LT
17125296	DAVID W CROWELL AND NANCY W CROWELL	3318 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L6 M40-223	18132	326	1 LT
17125297	KEVIN L DAGENHART AND BLAIR ROBERT S DAGENHART	3314 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L7 M40-223	18657	40	1 LT
17902239	FAIRVIEW PLAZA JLC LLC AND C/O AMERICAN ASSET CORPORATION	3700 ARCO CORPORATE DR STE 350	CHARLOTTE	NC	28273	L1 M50-296	27927	717	8.0486 AC
17902241	H@PARK SOUTH LLC	2489 DALLAS HIGHWAY	MARIETTA	GA	30064	NA	26648	446	5.27 AC

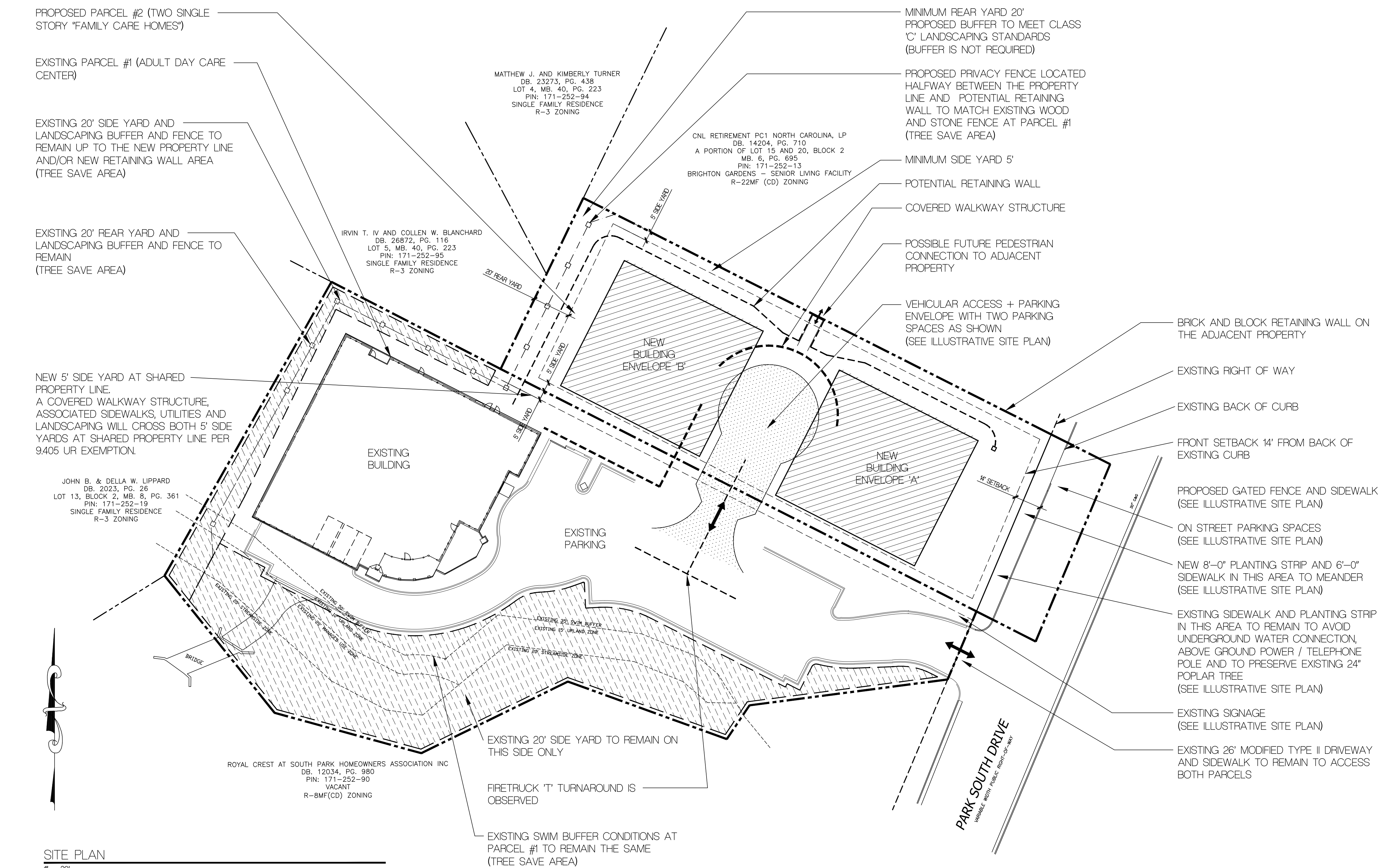


REZONING NARRATIVE:
 THE INTENT OF THIS REZONING IS TO HAVE A UNIFIED DEVELOPMENT INCLUDING TWO PARCELS, PARCEL #1 (PARCEL ID #17125223) – EXISTING IVEY ADULT DAY CENTER AND PARCEL #2 (PARCEL ID #17125211) – PROPOSED IVEY FAMILY CARE HOMES. THIS UNIFIED DEVELOPMENT WILL CREATE A CAMPUS SETTING FOR THE EXISTING IVEY ADULT DAY CENTER AND THE TWO PROPOSED DETACHED ONE STORY "FAMILY CARE HOMES". THE HOMES AND THE EXISTING IVEY WILL BE ACCESSIBLE THROUGHOUT THE CAMPUS BY SIDEWALKS AND A COVERED WALKWAY STRUCTURE. THE CAMPUS WILL BE ACCESSED FROM PARK SOUTH DRIVE VIA THE EXISTING DRIVEWAY ON PARCEL #1. THE TWO NEW HOMES WILL HAVE A CONVENIENCE VEHICULAR ACCESS AS SHOWN WITH A FIRE TRUCK 'T' TURNAROUND OBSERVED.

STATEMENT OF INTENDED USE
 PARCEL #1, EXISTING IVEY ADULT DAY CARE CENTER,
ZONING ORDINANCE PART 4: URBAN RESIDENTIAL DISTRICTS UR-C, SECTION 9.404 URBAN RESIDENTIAL DISTRICTS; USES PERMITTED UNDER PRESCRIBED CONDITIONS, (6) USES NORMALLY PERMITTED IN RESIDENTIAL DISTRICTS: INSTITUTIONAL.

PARCEL #2, PROPOSED TWO "FAMILY CARE HOMES"
ZONING ORDINANCE PART 4: URBAN RESIDENTIAL DISTRICTS UR-C, SECTION 9.403 URBAN RESIDENTIAL DISTRICTS; USES PERMITTED BY RIGHT, (4) UR-C; GROUP HOMES FOR UP TO 10 RESIDENTS ARE PERMITTED.

ZONING ORDINANCE PART 2: DEFINITIONS
GROUP HOME
 A GROUP HOME AS USED THROUGHOUT THIS ORDINANCE, MEANS A "FAMILY CARE HOME" AS DEFINED IN CHAPTER 168, ARTICLE 3, OF THE GENERAL STATUTES.



SITE PLAN
 1" = 30'

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THE IVEY
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY
 NORTH CAROLINA

PETITIONER:
 LYNN IVEY
 6241 PARK SOUTH DRIVE
 CHARLOTTE, NC 28210

TECHNICAL DATA SHEET
REZONING PETITION
FOR PUBLIC HEARING

REVISIONS:

● November 25, 2013

LEGEND:

- C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PARGE
PVC - PLASTIC PIPE
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - STORM DRAIN MANHOLE
SMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TPED - TELEPHONE PEDESTAL
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE
YI - YARD INLET

TREE LEGEND:

- BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHI - CHERRY
CNP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

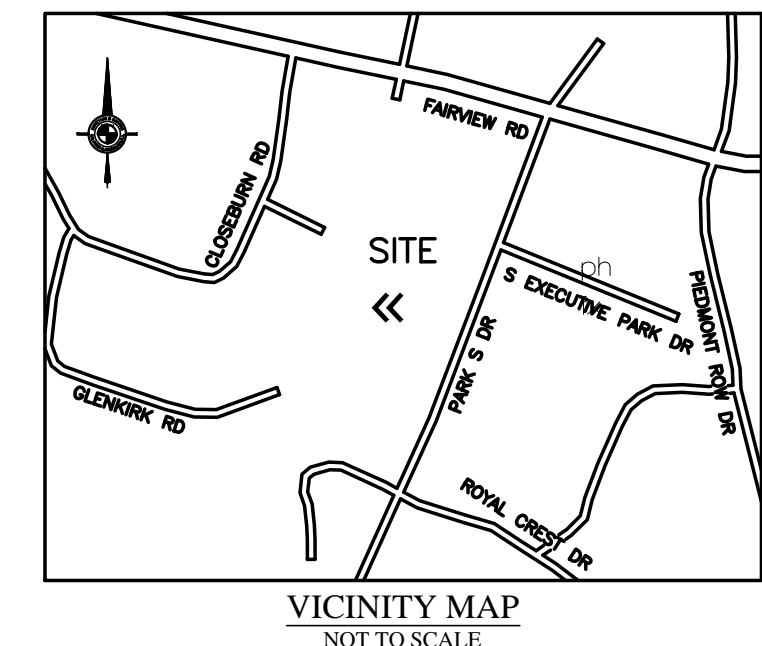
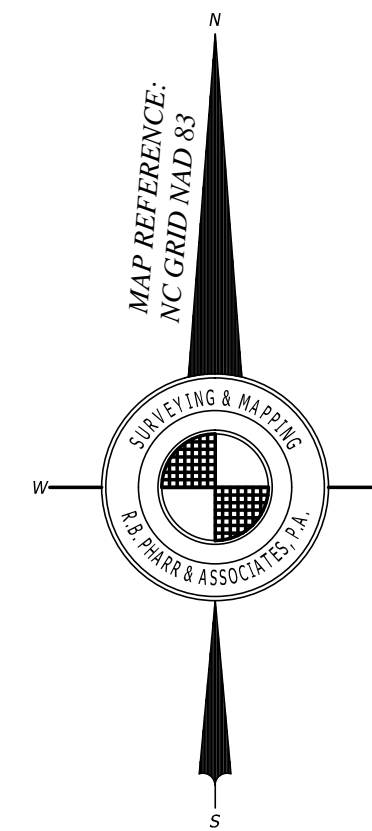
IRVIN T. IV AND COLLEN W. BLANCHARD
DB. 26872, PG. 116
LOT 5, MB. 40, PG. 223
PIN: 171-252-95
SINGLE FAMILY RESIDENCE
R-3 ZONING

MATTHEW J. AND KIMBERLY TURNER
DB. 23273, PG. 438
LOT 4, MB. 40, PG. 223
PIN: 171-252-94
SINGLE FAMILY RESIDENCE
R-3 ZONING

CNL RETIREMENT PC1 NORTH CAROLINA, LP
DB. 14204, PG. 710
A PORTION OF LOT 15 AND 20, BLOCK 2
MB. 6, PG. 695
PIN: 171-252-13
BRIGHTON GARDENS - SENIOR LIVING FACILITY
R-22MF (CD) ZONING

NGS MONUMENT "COKE"
(PUBLISHED AND USED)
N=517,009.35
E=1,452,049.62
ELEV=646.75

NGS MONUMENT "M 084"
(MEASURED)
N=513,612.02
E=1,460,276.28
ELEV=678.02



LINE LEGEND:

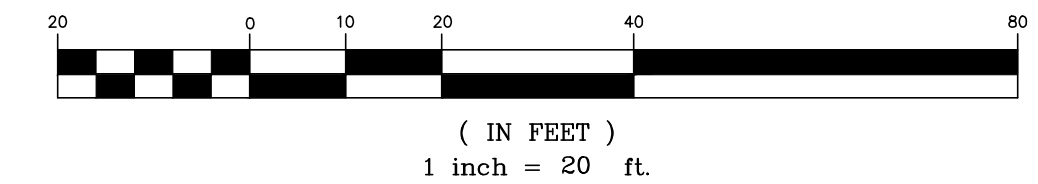
- EASEMENT
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL

NOTES:

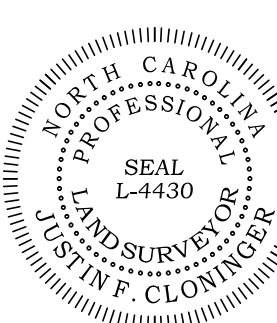
- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "COKE", ELEVATION = 646.75 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. PARK SOUTH DRIVE IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

NET AREA - 28,012 SQ. FT. OR 0.6431 ACRES
WITHIN R/W - 3,525 SQ. FT. OR 0.0809 ACRES
TOTAL AREA - 31,537 SQ. FT. OR 0.7240 ACRES

Table with columns: REVISIONS, SURVEY PREPARED FOR, THE IVEY, R.B. PHARR & ASSOCIATES, P.A., SURVEYING & MAPPING, DATE, FILE NO., JOB NO.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009...



GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1-10(000)
(2) POSITIONAL ACCURACY: HORIZONTAL NORTH = 0.003; EAST = 0.0237; VERTICAL = 0.015
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: SEPTEMBER 17, 2013
(5) DATUM/EPOCH: NAD 1983 (CONUS), NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "COKE"
(7) GEOID MODEL: GEOID03 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984778
(9) UNITS: US SURVEY FEET

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: R-3
MINIMUM SETBACK: 42' FROM EXISTING OR PROPOSED BACK OF CURB
MINIMUM SIDE YARD: 6' RESIDENTIAL, 20' NON-RESIDENTIAL
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



Know what's below. Call before you dig.

- UTILITIES: POWER, WATER & SEWER, GAS, CABLE TELEVISION

URBANA URBAN DESIGN & ARCHITECTURE
3524 ARTIST'S WAY CHARLOTTE, NC 28205
CONTACT: BABAK EMADI
URBANA 3524 ARTIST'S WAY CHARLOTTE, NC 28205

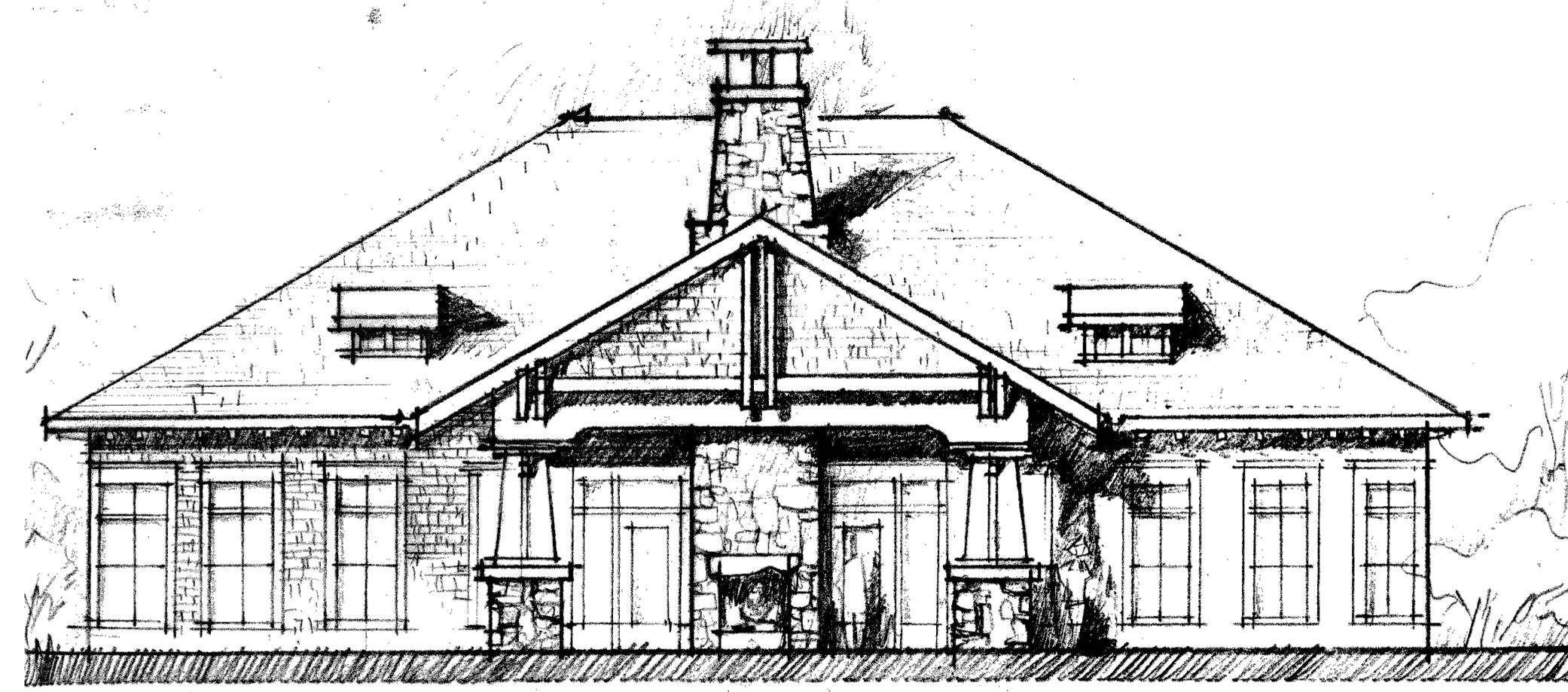
THE IVEY CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA
PETITIONER: LYNN IVEY 6241 PARK SOUTH DRIVE CHARLOTTE, NC 28210

SURVEY REZONING PETITION FOR PUBLIC HEARING

REVISIONS: November 25, 2013

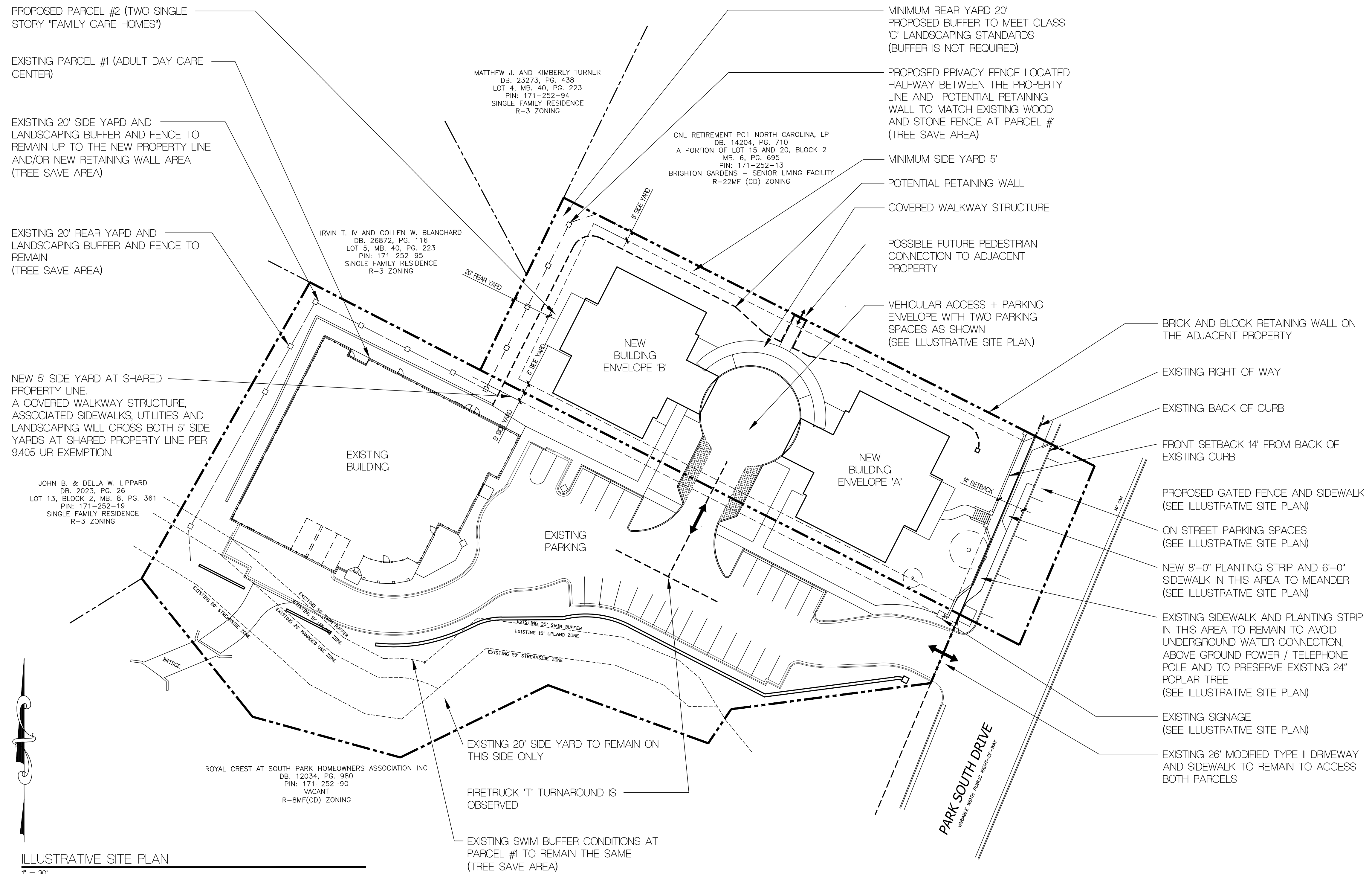
For Public Hearing
Petition Number:

1. DEVELOPMENT DATA TABLE
 - a. Site Acreage: 2.074 Acres (1.354 Acre (Parcel #17125223) + 0.72 Acre including Park South Drive Right of Way (Parcel #17125211))
 - b. Tax Parcels included in Rezoning: #17125223 (Parcel #1) + #17125211 (Parcel #2)
 - c. Existing Zoning: INST(CD) (Parcel #1) & R-3 (Parcel #2)
 - d. Proposed Zoning: UR-C
 - e. Existing Use: Existing Adult Daycare Facility (Parcel #1) = 60 Clients
Vacant (Parcel #2)
 - f. Proposed Use: Existing Adult Daycare Facility (Parcel #1) = 60 Clients
Group "Family Care" Homes (Parcel #2) = 12 Beds (2 homes at 6 Beds per home)
 - g. Floor Area Ratio = 3.0 Maximum
 - h. Maximum Building Height: 60'
 - i. Number of Parking Spaces:
Required: 22 Total Spaces
Adult Day Care Center: 10 (1 Space per 6 Adults) + 8 (1 Space per Employee at 1 Employee per 8 clients) = 18 spaces
Group "Family Care" Home: (2 spaces per Group "Family Care" Home per Table 12.202) = 4 spaces
Provided: 34 on site + 4 on street = 38 Total Spaces
2. GENERAL PROVISIONS
 - a. Alterations to the conditional plan are subject to 6.207.
3. PERMITTED USES
 - a. Allowed Uses: All UR-C uses listed as permitted.
 - b. Prohibited Uses: Per UR-C.
 - c. Other Use Restrictions: None
4. TRANSPORTATION
 - a. Existing driveway and curb cut at parcel #2 will be eliminated to receive new curb and gutter and planting strip and sidewalk as shown.
 - b. Existing driveway at parcel #1 to remain and become a shared access to both parcels.
5. ARCHITECTURAL STANDARDS
 - a. Building materials: Stone, brick, wood shakes/shingles, cementitious siding, metal roofing, architectural asphalt roof shingles
 - b. Parcel #2 to have two new buildings with heights per UR-C.
6. STREETScape AND LANDSCAPING
 - a. Sidewalk and street planting strip may be modified from requirements to preserve and protect existing mature trees and to avoid existing underground water connection and above ground power pole.
 - b. Proposed privacy fence located halfway between Parcel #2 rear property line and potential new retaining wall to match existing wood and stone fence at Parcel #1.
 - c. Existing fence along rear and side property line of parcel #1 to remain, except for area where parcel #1 and parcel #2 share a property line.
7. ENVIRONMENTAL FEATURES
 - a. The site shall comply with the Tree ordinance.
 - b. The project shall comply with Post Construction Controls Ordinance.
 - c. Environmental provisions will be as required by local ordinances.
8. PARKS, GREENWAYS AND OPEN SPACE
 - a. Park/Greenway: Not applicable
 - b. Open Space shall comply with ordinance.
9. FIRE PROTECTION
 - a. New Fire Truck 'T' Turnaround provided to Parcel #2 from existing Parcel #1.
 - b. Private drive to conform to all required drive, surface, and radii standards.
10. SIGNAGE
 - a. New signage will meet ordinance for UR-C zoning district.
 - b. Existing signage at Parcel #1 may remain, be modified, or removed.
11. LIGHTING
 - a. New lighting as permitted in the ordinance.
 - b. Existing free standing lighting to remain.



STREET VIEW BUILDING ELEVATION
NTS

ELEVATIONS AND VIEWS ARE
CONCEPTUAL IN NATURE, THEY MAY BE
MODIFIED DURING DESIGN DEVELOPMENT
AND CONSTRUCTION DOCUMENT
PHASES PER SECTION 6.2.



ILLUSTRATIVE SITE PLAN
1" = 30'

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THE IVEY

CITY OF
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COUNTY
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CAROLINA

PETITIONER:

LYNN IVEY
6241 PARK
SOUTH DRIVE
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ILLUSTRATIVE
SITE
PLAN

REZONING
PETITION

FOR
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REVISIONS:

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