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DOCKET ITEM NO. _____

3/4. RULE INVOKED: YES _____ NO _____

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

CITY HALL
600 EAST TRADE STREET
CHARLOTTE, NORTH CAROLINA

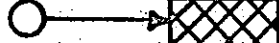
WILLIAM E. McINTYRE
Planning Director

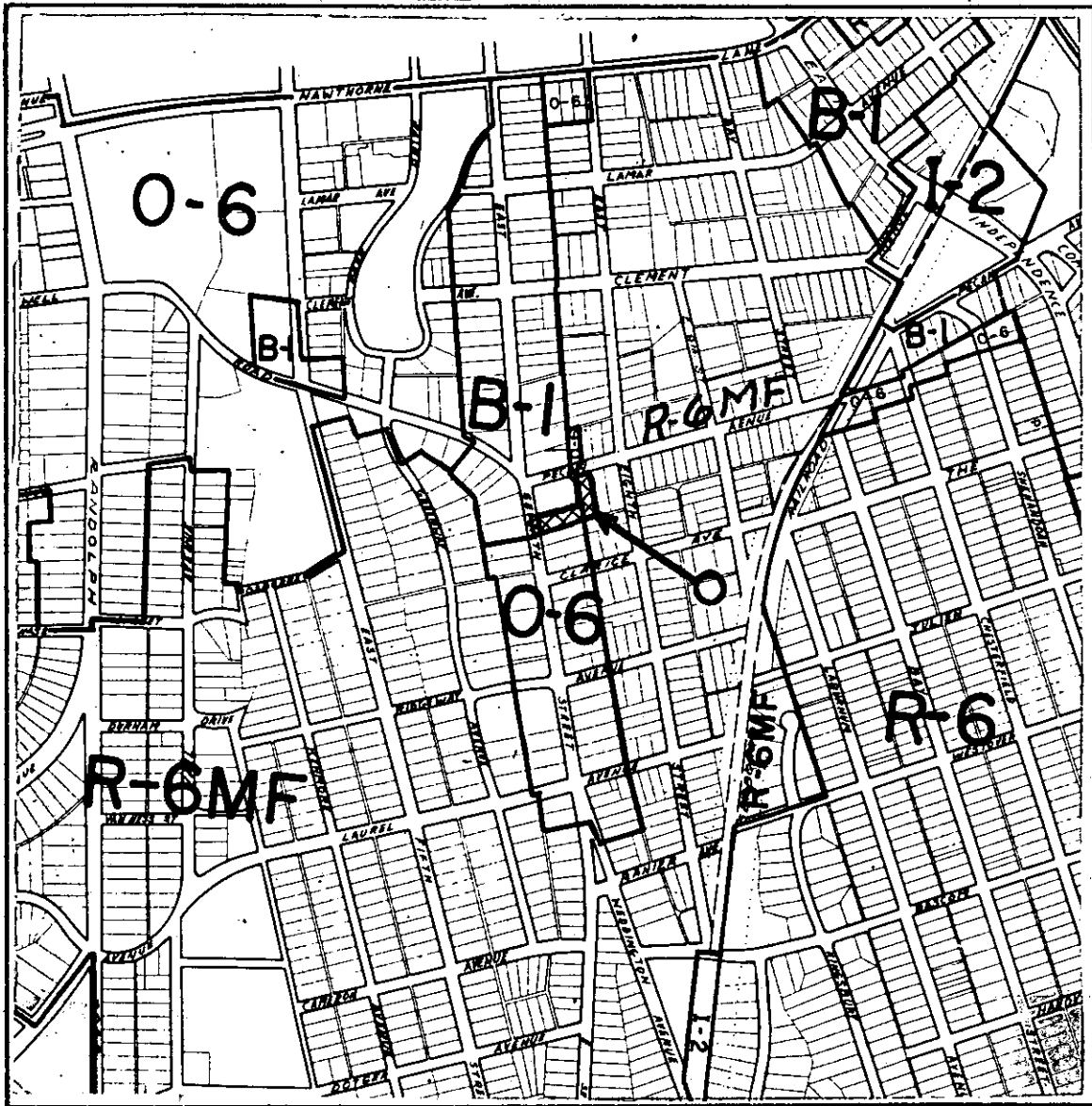
PETITION NO. 67-84 PRESENT ZONING CLASSIFICATION R-6MF & O-6

PETITIONER Mattie M. Hackney, Heirs REQUESTED ZONING CLASSIFICATION B-1

HEARING DATE 12/18

LOCATION East 7th Street and Pecan Avenue

Zoning Map 7  -- Indicates Property Proposed For Change



SCALE: 1" = 800'

The entire tract consisting of Lots 1, 2, 3, 13, and 2 feet of Lot 12, Block 20, has been owned by the Hackney family since 1910. Two of the lots are zoned B-1. One of the lots is zoned O-6. The other lot is zoned RMF-6. The most efficient and only practical use for the property is to develop it as a single tract for business purposes. It is proposed to construct a super service station on the tract by one of the major oil companies. This would require a B-1 classification for the entire tract.

The property is surrounded except on one side by business property, and this surrounding property is zoned B-1. The entire Hackney tract should bear the same classification.

The portion of the Hackney property which is now zoned RMF-6 is adjacent to a large City Water Storage tank on the north and is adjacent to B-1 property on the south. Across the street, the property is entirely business. It is inconceivable that a residential or multi-family building would be placed on this lot.

The part of the Hackney property ^(Lot 3) which is zoned O-6 is unsuitable for office use by reason of its size and location. It is not large enough to provide adequate parking and this section of the City has not developed for office use.

The entire tract should be zoned B-1.