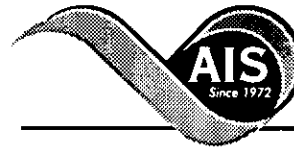




* 0 0 B R E A K 0 0 *



**ADVANCED
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An Information
Management Company

City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
 - Site Plans



* 0 0 B R E A K 0 0 *

DOCKET ITEM NO. _____

3/4 RULE INVOKED: YES _____ NO _____



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
CITY HALL ANNEX
600 EAST TRADE STREET
CHARLOTTE, NORTH CAROLINA

WILLIAM E. McINTYRE
Planning Director

PETITIONER Mr. Bruce B. Abernethy et al PETITION NO. 68-49

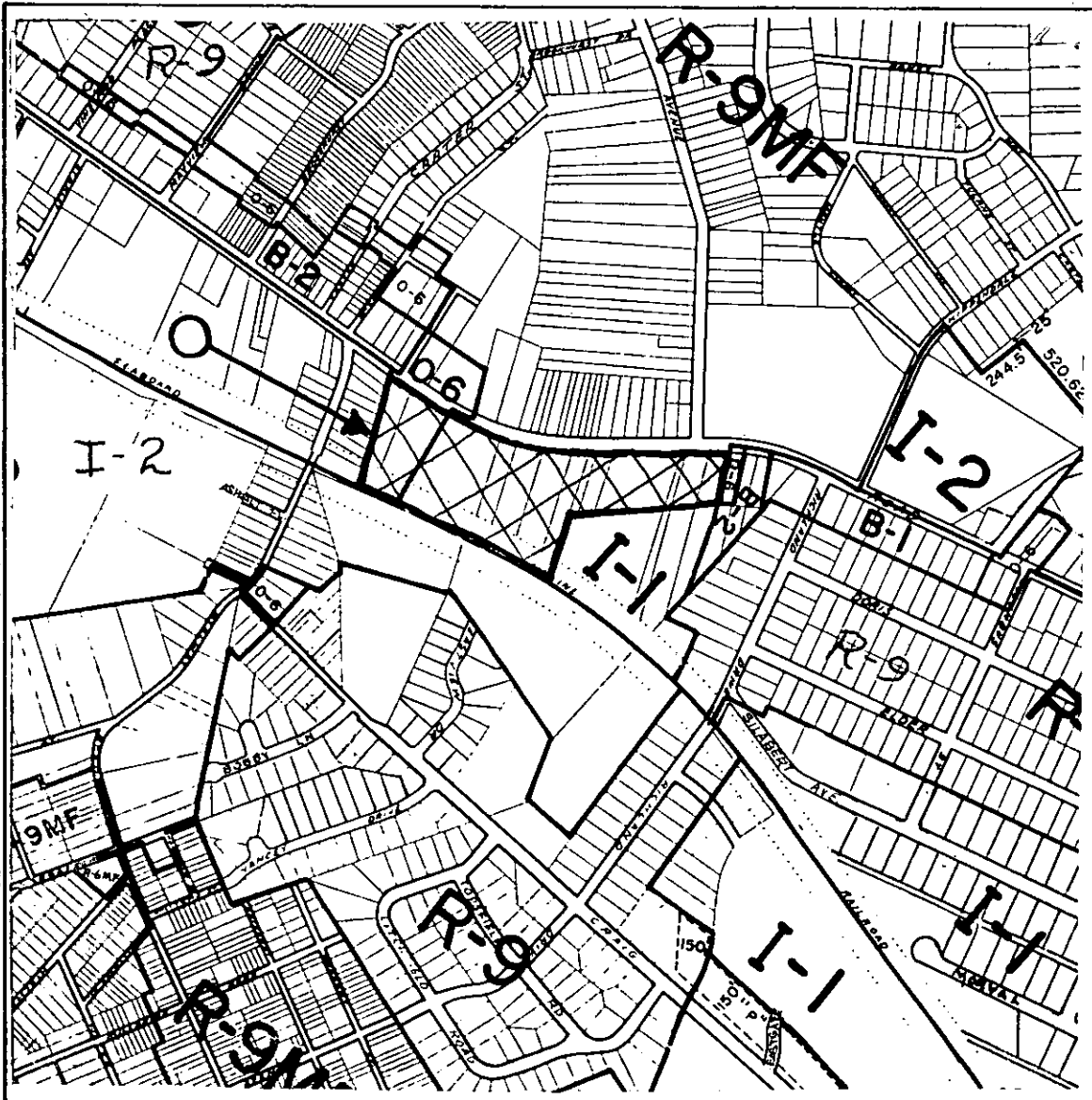
HEARING DATE 7/15

ZONING CLASSIFICATION, PRESENT O-6 & R-9MF REQUESTED I-1

LOCATION south side Monroe Road. from near McAlway Road to near Richland Drive

ZONING MAP NO. 22

 INDICATES PROPERTY PROPOSED FOR CHANGE SCALE 1" = 800'



BEGINNING at an iron (formerly a post oak) on the north side of the Charlotte-Honroo Road, said iron pin being the easterly corner of that certain tract designated as "First Tract" in that certain deed from J. Lester Stancill and wife, Odessa Stancill, to Walter M. Ponce by deed dated September 7, 1921 and recorded in Book 554, page 20 in the office of the Register of Deeds of Mecklenburg County, and run thence from said point of beginning with the Abernathy estate lands S. 17-22 W. 519.75 feet to an iron pin in the center of the track of the Seaboard Airline Railway Company; thence with the center of said railway track N. 82-22 W. 280.00 feet to an iron in the center of said track, a corner of the lands conveyed by Walter M. Ponce and wife to C. M. Gibson and wife by deed dated February 4, 1929 and recorded in Book 972, page 17; thence with said Gibson's line N. 29-25 E. 520.1 feet to an iron pin on the northerly side of said Charlotte-Honroo Road, said Gibson's corner; thence S. 50 E. 250.50 feet to the point of BEGINNING.

LESS, however, so much of said property as heretofore conveyed to Concrete Supply Co. by deed dated Aug. 13, 1952, recorded in Book 1853, page 150 described as follows: BEGINNING at an iron spike in the center of the track of the Seaboard Airline Railway, said spike being in the center of McAlway Road, and running thence with the center line of the Seaboard Airline Railroad S. 82-22 E. 753.00 feet to an iron; thence S. 16-01-00 W. 200.20 feet to an iron; thence N. 73-39-40 W. 590.02 feet to an iron; thence N. 02-09-30 W. 281.95 feet to an iron in the easterly margin of McAlway Road; thence with the easterly margin of McAlway Road in two courses as follows: (1) N. 26-19 E. 179.57 feet; (2) following the arc of a circular curve of radius 1057.18 feet to the left 104.22 feet to an iron in the easterly margin of McAlway Road; thence N. 16-10-00 W. 51.10 feet to a spike in the center of McAlway Road; thence with the center of McAlway Road N. 17-40 E. 12.00 feet to the BEGINNING.

Verbatim copy of description contained in deed from Mary R. Sinclair to Marcus B. Sinclair, Sr., dated April 10, 1962, filed in Book 2322, page 447 of the Mecklenburg Registry.

THIRD TRACT:

BEGINNING at an iron (formerly a post oak) on the north side of the Charlotte-Monroe Road, said iron pin being the easterly corner of that certain tract designated as "First Tract" in that certain deed from J. Lester Stancill and wife, Odessa Stancill, to Walter M. Pence by deed dated September 7, 1921 and recorded in Book 454, page 38 in the office of the Register of Deeds of Mecklenburg County, and runs thence from said point of beginning with the Abernathy estate lands S. 17-32 W. 510.25 feet to an iron pin in the center of the track of the Seaboard Airline Railway Company; thence with the center of said railway track N. 82-22 W. 358.68 feet to an iron in the center of said track, a corner of the lands conveyed by Walter M. Pence and wife to C. M. Gibson and wife by deed dated February 4, 1939 and recorded in Book 972, page 17; thence with said Gibson's line N. 29-35 E. 520.1 feet to an iron pin on the northerly side of said Charlotte-Monroe Road, said Gibson's corner; thence S. 58 E. 250.58 feet to the point of BEGINNING.

VERBATIM COPY OF DESCRIPTION CONTAINED IN DEED
FROM JOHN ALLISON ABERNETHY TO BRUCE ABERNETHY
AND WIFE, JEAN ABERNETHY, DATED OCTOBER 19, 1936,
RECORDED IN BOOK 898, PAGE 230, MECKLENBURG
REGISTRY.

Sharon Township

BEGINNING at an iron on the south side of the
Charlotte-Asheville Highway #20 known as the
Monroe Road, said iron being the iron corner
of the H. W. Abernethy and J. M. Reid lots,
and runs south with said line 210 feet to an
iron in said line; thence west parallel with
south side of said N. C. Highway #20 55 feet to
an iron known as Bruce B. Abernethy's corner;
thence north with said line and parallel with
first line to an iron 210 feet, in the south side
of N. C. Highway #20, thence east with the said
highway 55 feet to the point of BEGINNING.

Verbatim copy of description contained in deed from J. A. Weaver and wife to C. W. Long and wife, Irele Long, dated March 31, 1942, recorded in Book 1070, page 141, Mecklenburg Registry.

BEGINNING at a stake in the Charlotte-Monroe Road, said stake being located in the line of the first tract of land described in that certain deed from J. Lester Stancill and wife to Walter M. Pence, registered in Book 454, page 38, in the office of the Register of Deeds of Mecklenburg County, and being located S. 58-00 E. 206.25 feet from the northwesterly corner of said first tract, said point of beginning being also a corner of that certain tract of land conveyed by Walter M. Pence and wife, to J. J. Harrill by deed registered in Book 525, page 538, and runs thence with a line of the Harrill tract S. 15-45 W. 555.82 feet to a stake in the center of the Seaboard Airline Railroad track; and thence with the center of said railway track S. 62-26 E. 60 feet to a stake, the corner of that certain tract of land this day conveyed by the parties of the first part herein to C. M. Gibson and wife, and runs thence with a line of the Gibson property N. 21-22 E. 527.95 feet to a stake in said Charlotte-Monroe Road in a line of the aforementioned first tract described in said deed of J. Lester Stancill and wife; and runs thence with the same N. 58-00 W. 116.0 feet to the BEGINNING, and containing 1.08 acres.

BEGINNING at a stake in the center of the Charlotte-Monroe Road, said stake being located at the northeast corner of that certain tract of land conveyed this day by the parties of the first part herein to J. A. Weaver and wife, Adnada D. Weaver, and being located in a line of the first tract of land described in that certain deed from J. Lester Stancill and wife to Walter M. Spence, registered in Book 450, page 38, said point of beginning being also located S. 88-00 E. 322.25 feet from the northwesterly corner of said first tract, and runs thence from said point of beginning S. 71-22 W. 837.95 feet to a stake in the center of the Seaboard Airline Railroad track; thence with the center of said Railroad track S. 62-26 E. 121.0 feet; thence N. 28-35 E. 520.1 feet to a stake in the said Charlotte-Monroe Road and a line of the aforementioned first tract conveyed in the aforementioned deed of J. Lester Stancill, and runs thence with the same N. 88-00 W. 198.0 feet to the **BEGINNING**, and containing 1.97 acres.

Copy of description contained in deed from Walter M. Pence and wife, Florence N. Pence to C. M. Gibson and wife, Alice B. Gibson, dated February 4, 1939, recorded in Book 972, Page 17, Mecklenburg Registry.

Verbatim copy of description contained in deed from J. A. Weaver and wife to C. W. Long and wife, Irele Long, dated March 31, 1942, recorded in Book 1070, page 141, Mecklenburg Registry.

BEGINNING at a stake in the Charlotte-Monroe Road, said stake being located in the line of the first tract of land described in that certain deed from J. Lester Stancill and wife to Walter M. Pence, registered in Book 454, page 38, in the office of the Register of Deeds of Mecklenburg County, and being located S. 58-00 E. 206.25 feet from the northwesterly corner of said first tract, said point of beginning being also a corner of that certain tract of land conveyed by Walter M. Pence and wife, to J. J. Harrill by deed registered in Book 525, page 538, and runs thence with a line of the Harrill tract S. 15-45 W. 555.82 feet to a stake in the center of the Seaboard Airline Railroad track; and thence with the center of said railway track S. 62-28 E. 60 feet to a stake, the corner of that certain tract of land this day conveyed by the parties of the first part herein to C. M. Gibson and wife, and runs thence with a line of the Gibson property N. 21-22 E. 527.95 feet to a stake in said Charlotte-Monroe Road in a line of the aforementioned first tract described in said deed of J. Lester Stancill and wife; and runs thence with the same N. 58-00 W. 116.0 feet to the BEGINNING, and containing 1.08 acres.

Verbatim copy of description contained in deed from Cornelia Estelle Abernethy, widow, to Bruce B. Abernethy and wife, Jean Abernethy, dated March 9, 1939, recorded in Book 972, page 182, Mecklenburg Registry.

Filed March 15, 1939

Sharon Township.

BEGINNING at an iron stake in the southeast corner of the Bruce B. Abernethy and J. M. Reid line, which is 210 feet south of an iron stake at the edge of Monroe Highway, and is the Bruce B. Abernethy and J. M. Reid line; thence in a southerly direction along the J. M. Reid and the Cornelia Abernethy property line to an iron stake at the edge of the north side of the Seaboard Air Line Railroad, a distance of approximately 300 feet, being a total of approximately 519.3 feet south of Monroe Highway; thence in a westerly direction along the north side of the Seaboard Air Line Railroad a distance of 110 feet to an iron stake; thence in a northerly direction and parallel with the Abernethy-Reid line to an iron stake in the Bruce B. Abernethy and Cornelia Abernethy corner, a distance of about 300 feet and being approximately 210 feet from a stake at the edge of Monroe Highway; thence in an easterly direction along Bruce B. Abernethy's line of two lots, a distance of 110 feet to the point of BEGINNING.

TO:

We, the undersigned property owners do signify our approval and consent to a requested zoning change from R-9MF to I-1 and do authorize Summers, Woodruff Agent, to present same.

<u>PROPERTY TAX CODE</u>	<u>NAME OF OWNER</u>	<u>DEED REFERENCE, PROPERTY DESCRIPTION AND STREET ADDRESS</u>
161-71-15 ✓	<u>Sam McMahon, Jr.</u> Sam McMahon, Jr.	2605-577; Front 245 Feet of Lot 1, Block 6, C.N. Brown Place, Map Book 3 at page 27; 4506 Monroe Rd
161-71-16	City Realty, Inc. By: <u>Not applicable</u>	2132-25; Note: Rear of Lot 1, Block 6 - already Zoned I-2
161-71-17 ✓	<u>Wilburn J. Smith</u> Wilburn J. Smith	2040-169; Lot 2, Block 5, 3/27/ 4500 Monroe Road
161-71-18 ✓	<u>James W. Royster</u> James W. Royster	12-321; Lot 1, Block 5, 3/27; 4442 Monroe Road
161-71-19	<u>JOINS (SSW)</u> Isaac Howell	1932-73; Part of Block 4 of 3/27; 4420 Monroe Road
161-71-20	<u>George M. Waddell</u> George M. Waddell	1354-326; Part of Block 4 of 3/27; 4400 Monroe Rd.
161-71-21 ✓	<u>Martha M. Adams</u> Martha M. Adams	2299-498; Part of Block 3 of 3/27; 4346 Monroe Road
161-71-22 ✓	James Monroe Reid, Sr. (Deceased) By: <u>Agnes T. Reid</u>	Part Lot 3, 3/24; 4336 Monroe Road