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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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  - 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 Charlotte-Mecklenburg PETITION NO. 69-16

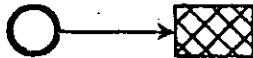
Planning Commission HEARING DATE 3-17-69

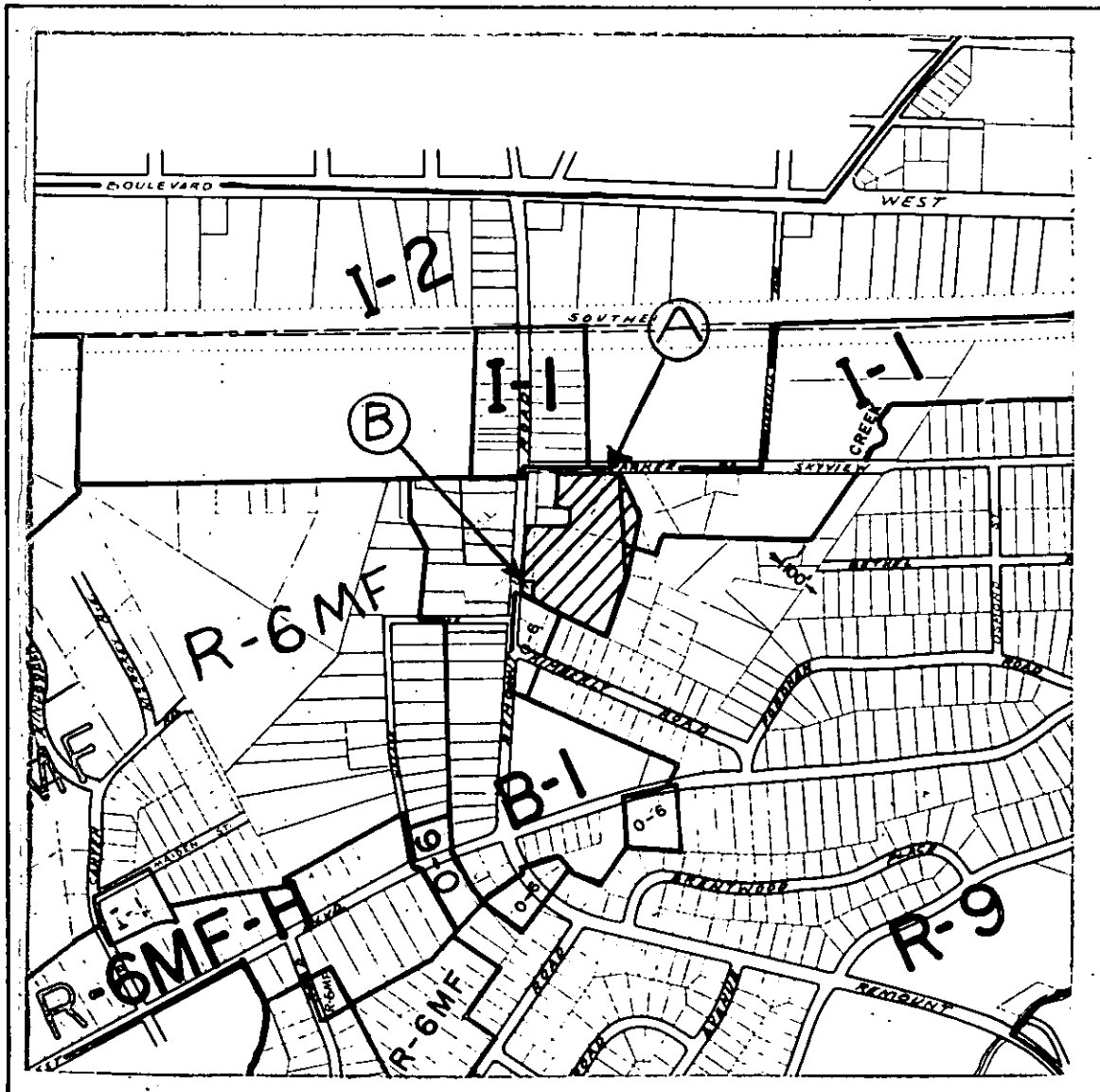
ZONING CLASSIFICATION, PRESENT B-1, I-1, R-9. REQUESTED R-6MF & O-6

LOCATION On the easterly side of Remount Road, south of Parker Drive

Tract A: From B-1, I-1, R-9 to R-6MF

Tract B: From B-1 to O-6 ZONING MAP NO. 2

 INDICATES PROPERTY PROPOSED FOR CHANGE SCALE 1" = 800'



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**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
CITY HALL ANNEX  
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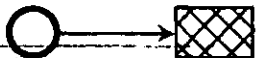
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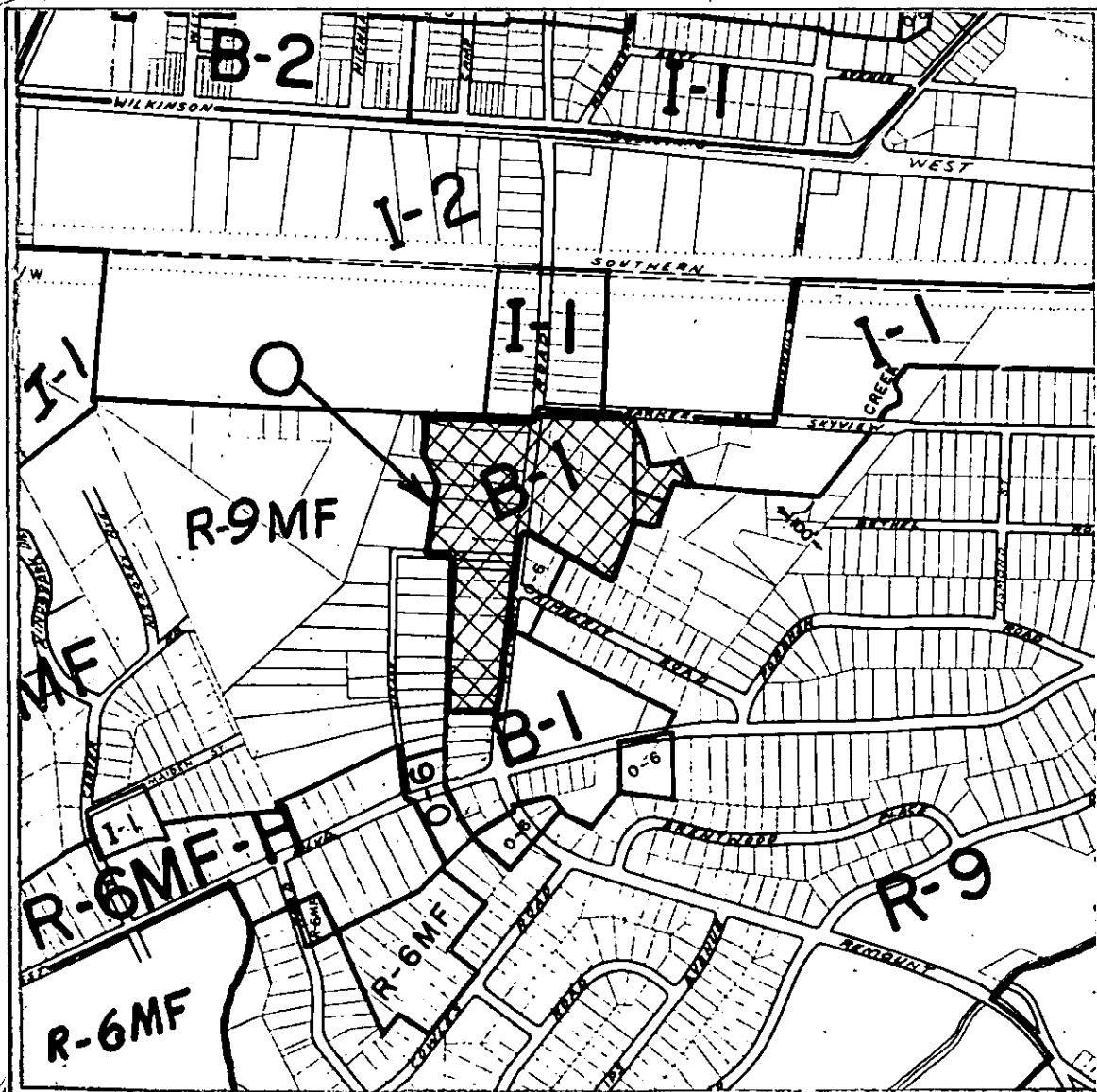
PETITIONER Charlotte-Mecklenburg PETITION NO. 69-16  
Planning Commission HEARING DATE 2/17/69

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

LOCATION Along the easterly and westerly sides of Remount Road, north of  
West Boulevard.

ZONING MAP NO. 2

 INDICATES PROPERTY PROPOSED FOR CHANGE SCALE 1" = 800'



Members of Charlotte City Council

Charlotte-Mecklenburg Planning Commission

Page Two

March 10, 1969

On the northwesterly corner of Remount Road and West Boulevard, there is located Old Timers Restaurant, Battery & Ignition Distributors, Inc. and The Zanzibar Lounge. At the northeasterly intersection of Remount Road and West Boulevard, there are located a shopping center consisting of approximately twelve separate businesses, two service stations and the La Roma Restaurant. There are also shopping centers at the southeast and southwest intersections of Remount Road and West Boulevard. Our subject property is located some nine lots north of West Boulevard. The change in zoning of the subject property would not, in our opinion, tend to beautify West Boulevard at this particular intersection.

We submit that no change in zoning should be made for that property lying on the westerly side of Remount Road between Wilkinson Boulevard and West Boulevard.

This property is bounded on the northerly side by "I-1" and "I-2" zoning and is bounded on the southerly side by "B-1" zoning. In the alternative and at the very least, we request that no change in the zoning be made on the westerly side of Remount Road between Watson Drive and West Boulevard.

The Duke Power Company has a 120 foot wide easement plus a telephone easement which extends across the rear of our client's property to the back door of our client. This forms a natural buffer between the property zoned as "R-6MF" on the westerly side of our client's property. Adjacent to and on the northerly side of Watson Drive, Duke Power Company has a large sub-station.

Within the property lying on the westerly side of Remount Road between Wilkinson Boulevard and West Boulevard that is proposed to be rezoned, there is presently situated the following:

1. M & W Company
2. Fischer & Porter Co.
3. Dexter Chemicals Co.
4. Duke Power Company sub-station
5. The residences of Mrs. Diamond L. King and Mr. Walter Lewis Smith, both of whom object to this reclassification
6. Westview apartments
7. Three duplexes
8. One small house
9. New construction by Evans Brothers, the nature of which is unknown at this time.

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Page Three

March 10, 1969

It is obvious from an inspection of the property that the westerly side of Remount Road from Wilkinson Boulevard to West Boulevard is presently used as much for business as it is for apartments and residences. We have given you the businesses located at the intersection of West Boulevard and Remount Road. On the northerly end of Remount Road as you enter Wilkinson Boulevard, you will find the following businesses:

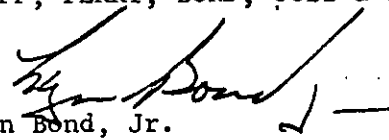
1. East Side: (a) Furniture & Appliance Co.  
(b) White Star Sales & Service  
(c) D.W. Flowe & Son - Grading Contractors  
(d) Service Station
  
2. West Side: (a) White Plumbing Co.  
(b) Allied Fence Co.

Remount Road is a heavily travelled road in a primarily business location. We submit that a change in this zoning would increase the danger to the general public if such is to be devoted to residential use. We further submit that the proposed change in zoning would, in effect, be "spot zoning" by placing "R-6MF" zoning between "B-1" and "I-1" zoning. We believe the present zoning of B-1 is a far more rational approach to the matter consistent with good zoning principles.

For the above reasons, we request the petition to change the zoning of that property lying on the westerly side of Remount Road between Watson Drive and West Boulevard be denied and that the present zoning of B-1 continue within this area.

Yours truly,

RUFF, PERRY, BOND, COBB & WADE

  
Lyn Bond, Jr.

LBJr/gs