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Petition # _____

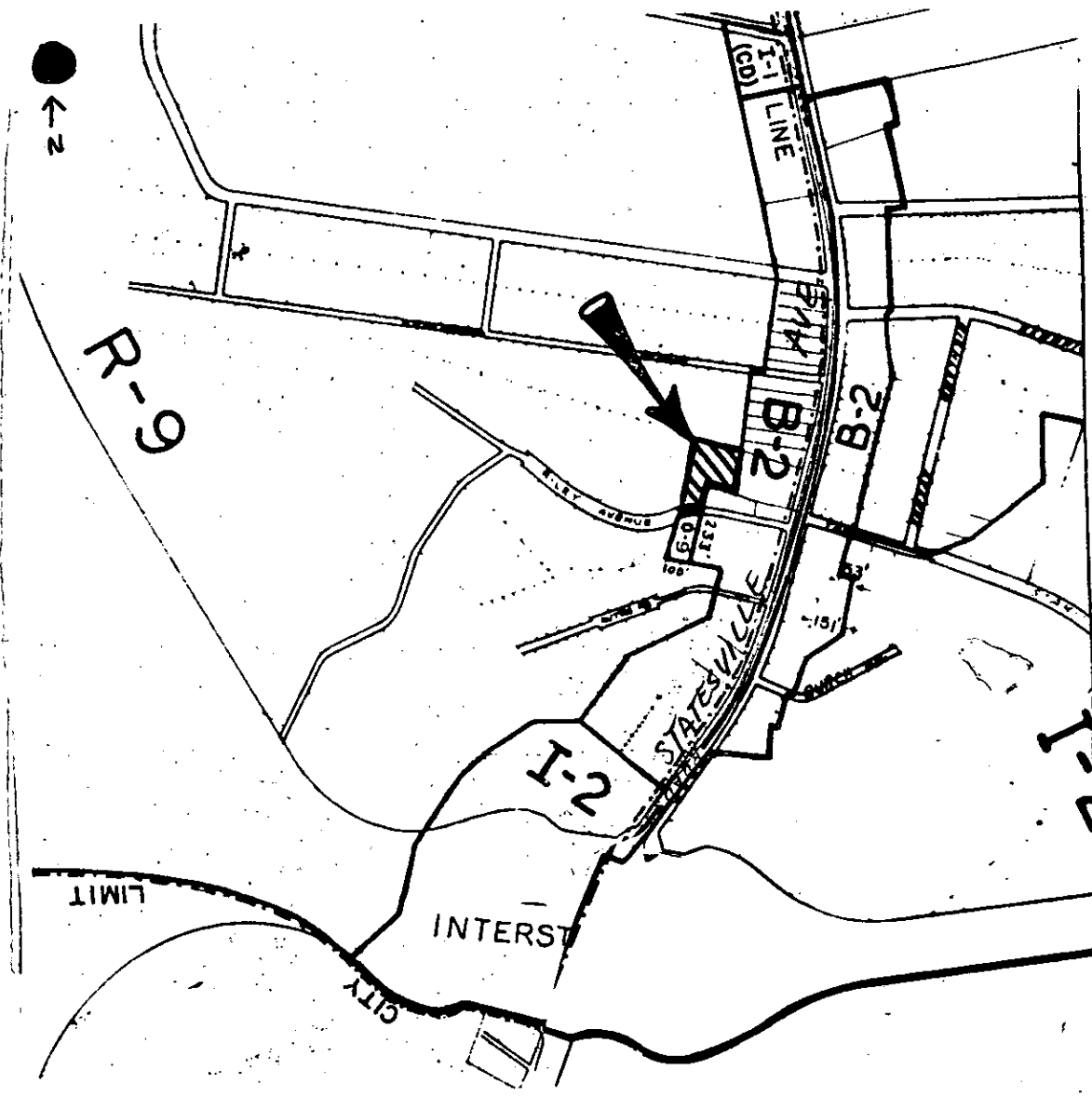
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 - Mail Info
 - Mapping
 - Other
- Site Plans



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Petition No.: 80-23(c)
 Petitioner: C. A. Stancill (Lessee)
 Request: R-9 to B-2
 Purpose of Change: Maintenance and operation of the business of automobile repair and sales; and continuation of the single family residence.



PROPERTY INFORMATION

Property Owner: Frank H. Harton and wife, Nellie S. Harton
 Date Acquired: October 4, 1974
 Deed Reference: Book 3711, Page 941
 Tax Parcel No.: 041-071-26 and 041-071-27
 Current Tax Value: \$10,050.
 Size: 1.19 acres
 Street Frontage: 81.46 feet on Riley Avenue
 Current Land Use: Single family residential and automobile repair and sales

NAMES AND ADDRESSES OF OWNERS OF ADJOINING TRACTS OF REAL ESTATE
TO THE 1.01 ACRE TRACT AND 0.17 ACRE TRACT SOUGHT TO BE REZONED
BY C. A. STANCIL, PETITIONER

<u>NAME OF OWNER</u>	<u>OWNER'S ADDRESS</u>	<u>OWNER'S PARCEL NUMBER</u>
1. Robert L. Harton and wife, Pauline D. Harton	3139 Riley Avenue Charlotte, NC 28213	041-071-05 and 041-071-28
2. Chester W. Fulk and wife, Judith B. Fulk	Post Office Box 388 Kernersville, NC 27284	041-071-09
3. Wilson H. Covington and wife, Elizabeth R. Covington	4306 Garvin Drive Charlotte, NC 28213	041-071-06
4. Julia B. Harton	4309 Statesville Road Charlotte, NC 28213	041-071-07
5. Frank N. Harton and wife, Nelle S. Harton	2834 Palm Avenue Charlotte, NC 28205	041-071-24
6. Sarah Auten Christenbury	4255 Statesville Road Charlotte, NC 28213	041-042-06
7. Catawba Tribe #13 and Red Wing Council #14	4419 Glenwood Drive Charlotte, NC 28208	041-042-07

ZONING HISTORY

Present Zoning: R-9

Date Established: January, 1962

Past Zoning Changes on Property or Within Area: The subject property is zoned R-9 as originally established in 1962. Several rezoning petitions have been initiated in the area surrounding the subject property. A request for a change in zoning from R-9 to RU was denied in 1975 for a piece of property located south of the subject property on the north side of Auten Road. Southeast of the subject property on the southerly side of Starita Road a petition was approved for a change from B-2 to I-2 in 1978. In 1975, a petition was denied for a change from R-9 to B-2 north of the subject property in the southerly side of Hutchinson-McDonald Road. Over the past several years, a number of petitions have been heard north of the subject property along U. S. Hwy. #21 between Cindy Lane and Nevins Road. The first, occurring in 1968 on the west side of U. S. Hwy. #21, was for a rezoning from R-9 to B-2, which was approved. In the same year, a rezoning was denied from B-2 to I-1 at the southeast corner of U. S. Hwy. #21 and Nevins Road. In 1975, two petitions were approved on the east side of U. S. Hwy. #21 from R-9 to B-2. In 1979, a petition was approved from B-2 to I-1(CD) on the west side of U. S. Hwy. #21. Finally, a petition was approved just north of Cindy Lane for a rezoning from R-9 to B-2 in 1979.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Derita.

Transportation Facilities:

<u>Adjacent Roadways</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
Statesville Road	2 lane major thoroughfare	8350 ADT (1977)
Riley Road	2 lane residential/local	Not Available

Transit Opportunities:

Route #17 Statesville Road provides peak hour service by the intersection of Statesville Road and Riley Avenue. The hours of operation are from 6:27 A. M. to 8:30 A. M. and from 3:30 P. M. to 7:00 P. M. on 30 minute headways.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995

The Plan Map indicates residential development on the order of 0 to 6 dwelling units per acre in the vicinity of the subject property.

Capital Improvement Programs

A 24 inch water main is to be constructed along I-85 from Tennessee Avenue to Starita Road in fiscal year 1982-1983. However, this will not directly impact the subject property.

Charlotte-Mecklenburg Urban Area Thoroughfare Plan

Statesville Road is part of the thoroughfare plan and is expected to be widened to four lanes at some future date.

Transportation Improvement Programs

Interstate 85 will be widened at point where it intersects with Statesville Road. Land acquisition is going on at this point in time. However, the proposed improvements will not affect the subject property.

SIGNIFICANT ZONING DISTINCTIONS

<u>Present Zoning (R-9)</u>	<u>Proposed Zoning (B-2)</u>
Use: Single family residential development	Business development
Density: Maximum number of dwelling units permitted under R-9 zoning is approximately 6 units @ 4.84 units per acre.	Not applicable
<u>Development Standards:</u>	
Lot Size: The minimum lot size for R-9 zoning is 9,000 square feet	Not applicable
Setback: 30 feet is the minimum	40 feet is the minimum
Side Yard: 8 feet on one side and 6 feet on the other side are the minimums	Adjacent to Residential, Rural or B-D Districts, the minimum is 10 feet. For all others it is 8 feet for one side and 4 feet for the other side if they are provided
Rear Yard: 45 feet is the minimum	Adjacent to Rural and Residential Districts, the minimum is 20 feet. For all others it is 10 feet.