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Petition # _____

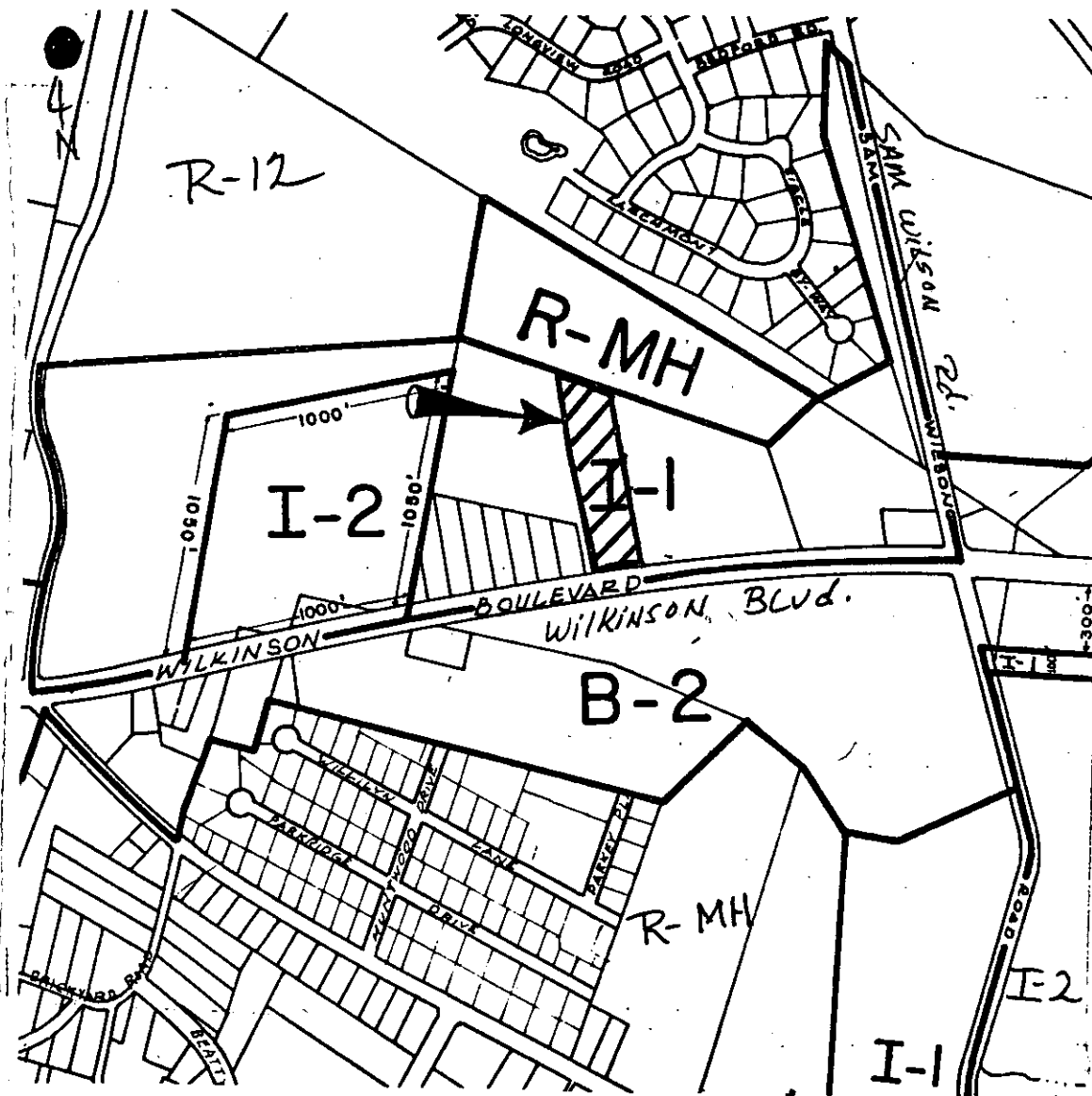
Document type:

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



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Petition No.: 80-25(c)
 Petitioner: Industrial Truck Sales and Service
 Request: I-1 to I-2
 Purpose of Change: To permit the petitioner to construct a 30,000 square foot building on the site for his fork lift business which will include a small amount of outside storage.



PROPERTY INFORMATION

Property Owner: Thomas L. Craver
 Date Acquired: December 28, 1977
 Deed Reference: Book 4019; page 194
 Tax Parcel No.: Portion of 53-151-15
 Current Tax Value: \$39,050 (49.25% of total assessed value)
 Size: 4.29 acres
 Street Frontage: 200 feet on Wilkinson Boulevard
 Current Land Use: Vacant

ZONING HISTORY

Present Zoning: I-1
Date Established: March, 1968
Past Zoning Changes on Property or Within Area:

The property is zoned I-1 as originally established in March, 1968. A number of rezoning petitions have been initiated in the vicinity of the subject property. The most recent one occurring in 1979 when a petition southwest of the subject property on the southerly side of Wilkinson Boulevard was considered for a change from B-2 to I-2. The petition was denied. In 1977, a petition was initiated at the northeast corner of Wilkinson Boulevard and Sam Wilson Road for a change from I-1 to I-2. The petition was denied. Northeast of the subject property at the southwest corner of Centergrove Lane and Sam Wilson Road, a petition was denied for a rezoning from R-12 to B-2 in 1974. In 1970, a large tract of land southeast of the subject property on the southerly side of Wilkinson Boulevard was rezoned from B-2 to I-1. In 1969, two strips of property southeast of the subject property between Old Dowd Road and Wilkinson Boulevard at Sam Wilson was approved in part for a rezoning from R-9 and R-MH to I-2.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Rural Mecklenburg County

Transportation Facilities:

<u>Adjacent Roadway(s)</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
Wilkinson Boulevard	4 lane Major Thoroughfare	8600 ADT (1979)

Transit Service:

No transit opportunities

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995

The Plan Map generally indicates residential development (0 - 6 dwelling units per acre) in the vicinity of the subject property.

Capital Improvement Program

No major Capital Improvement Programs are identified in the vicinity of the subject property.

Transportation Improvement Program

No major transportation programs are identified in the vicinity of the subject property.

Other Plans and Programs

None.

SIGNIFICANT ZONING DISTINCTIONS

Present Zoning (I-1)

Use: Industrial Development
Density: Not Applicable

Development Standards

Lot Size: Not Applicable
Setback: 40 feet is the minimum
Side Yard: 10 feet is the minimum.
20 feet is the minimum
on sides adjoining Rural
and Residential Districts
Rear Yard: 20 feet is the minimum

Proposed Zoning (I-2)

Industrial Development
Not Applicable

Not Applicable
40 feet is the minimum
10 feet is the minimum. 20 feet
is the minimum on sides adjoining
Rural and Residential Districts
20 feet is the minimum

<u>Map Key #</u>	<u>Property Owner's Name</u>	<u>Tax Parcel #</u>
1	Godley Twine & Supply Company 4918 Mt. Holly Road Char., N. C. 28216	53-151-11
2	John H. Gladden & wife, Elva RFD 5, Box 920 Char., N. C. 28208	53-151-14
3	Tommy L. Carver Charlotte Contracting Specialties, Inc. 8724 Wilkinson Blvd. Char., N. C. 28208	53-151-15
4	Julia A. & Henry Cathey & Elizabeth Brendle RFD 5, Box 945 Char., N. C. 28208	113-046-4