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- Site Plans



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GOUGH ECON, INC.

SCHEDULE OF PROPERTIES ADJOINING PROPERTY OF GOUGH ECON, INC. off
Lakewood Road.

<u>Tax Code</u>	<u>Name & Address</u>	<u>Deed Reference</u>	
		<u>Book</u>	<u>Page</u>
53-151-01	Eunice W. McCoy 5317 Wilkinson Boulevard Charlotte, N. C. 28208	By Will	
53-159-9	Kermit Leonard Smith & wife Route 5, Box 944-M-1 Charlotte, N. C. 28208	2853	207
53-159-18	Kermit Leonard Smith & wife Route 5, Box 944-M-1 Charlotte, N. C. 28208	2987	539
53-159-10	Harry C. Wentz & wife Route 5, Box 944-B Charlotte, N. C. 28208	3450	269
53-159-13	Cebon Westly Hester c/o Hester Fork-Lifts, Inc. P. O. Box 668884 Charlotte, N. C. 28266	3926	961
53-159-15	Marc H. Silverman, Trustee P. O. Box 31144 Charlotte, N. C. 28231	3388	559
53-159-20	Marc H. Silverman, Trustee P. O. Box 31144 Charlotte, N. C. 28231	3388	559
53-159-16	Unknown		
53-159-17	Carole M. Reeves RFD 14, Box 291 Charlotte, N. C. 28208	2460	501
53-141-3	Scragg North America, Inc. P. O. Box 8184 Charlotte, N. C. 28208	3743	825
53-141-4	Marubeni America Corp. 200 Park Avenue New York, New York 10017	3805	317
53-141-5	Mt. Zion Baptist Church RFD 5, Picanal Road Charlotte, N. C. 28208	1404	471
53-141-6	Marc H. Silverman, Trustee P. O. Box 31144 Charlotte, N. C. 28231	3388	559
53-141-7	Ramsey Products Corporation P. O. Box 8496 Charlotte, N. C. 28208	3191	535

HECKLENBURG COUNTY DEPARTMENT OF BUILDING STANDARDS AND CODE ENFORCEMENT
ZONING PLAN REVIEW SHEET

PROJECT NAME Gough Econ Inc. PARCEL NO. 053-159-14 DATE REC'D 8-4-80
 LOCATION 7311 I-85 S. ARCH/ENGR. _____ REG. # _____
 OWNER'S NAME Gough Econ Inc. PHONE _____ G.C. _____ LIC. NO. _____
 CONSTRUCTION TYPE I II III IV V VI PLANS APPROVED _____
 OCCUPANCY CLASS A B E H F I M R S PLANS APPROVED AS NOTED, ~~PENDING FIELD CORRECTION~~
 NO. STORIES 1 SQ. FOOTAGE 10,800 PARCEL ZONING R-12 CORNER LOT: YES NO
I-2(CD)

ITEM	APRVD	NOT APRVD	ITEM	APRVD	NOT APRVD
PERMITTED USE			PARALLEL CONDITIONAL USE		
1 SECT. <u>6-2.3. p. 73</u>	✓		16 SECT. <u>8-1.1. p. 109</u>	✓	
SETBACK			PLANNED MULTI-FAMILY	N/A	
2 SECT. <u>5-5.1. p. 41</u>	✓		17 SECT.	N/A	
SIDEYARD			SHOPPING CTR. DIST. (BISCD)	N/A	
3 SECT. <u>5-5.1. + 5-5.2. p. 41</u>	✓		18 SECT.	N/A	
REAR YARD			NONCONFORMING USE		
4 SECT. <u>4-7. p. 13</u>	✓		19 SECT. <u>13-4. p. 167</u>	✓	
LOT AREA			ZONING BD. OF ADJUST. RULING	N/A	
5 SECT.	N/A		20 SECT.	N/A	
LOT WIDTH			SUBDIVISION PLAT	N/A	
6 SECT.	N/A		21 SECT.	N/A	
BUILDING SEPARATION			MOBILE HOME PARK # SPACES	N/A	
7 SECT. <u>4-5. p. 12</u>	N/A		22 SECT.	N/A	
PARKING # SPACES <u>18</u>					
8 SECT. <u>10-1.</u>	✓		23		
STREET ABUTMENT			24		
9 SECT. <u>4-4. p. 12</u>	✓		25		
LOCATION OF ACCESSORY BLDG.			26		
10 SECT. <u>4-13. p. 14</u>	N/A		27		
HEIGHT LIMIT			28		
11 SECT. <u>5-5.1. p. 41</u>	✓		29		
SCREENING			30		
12 SECT. <u>5-5.4. p. 42 4-26 p. 17</u>	*				
STGHS					
13 SECT. <u>12-4. p. 162</u>	*				
CONDITIONAL USE					
14 SECT.	N/A				
SPECIAL USE PERMIT GRANTED					
15 SECT.	N/A				

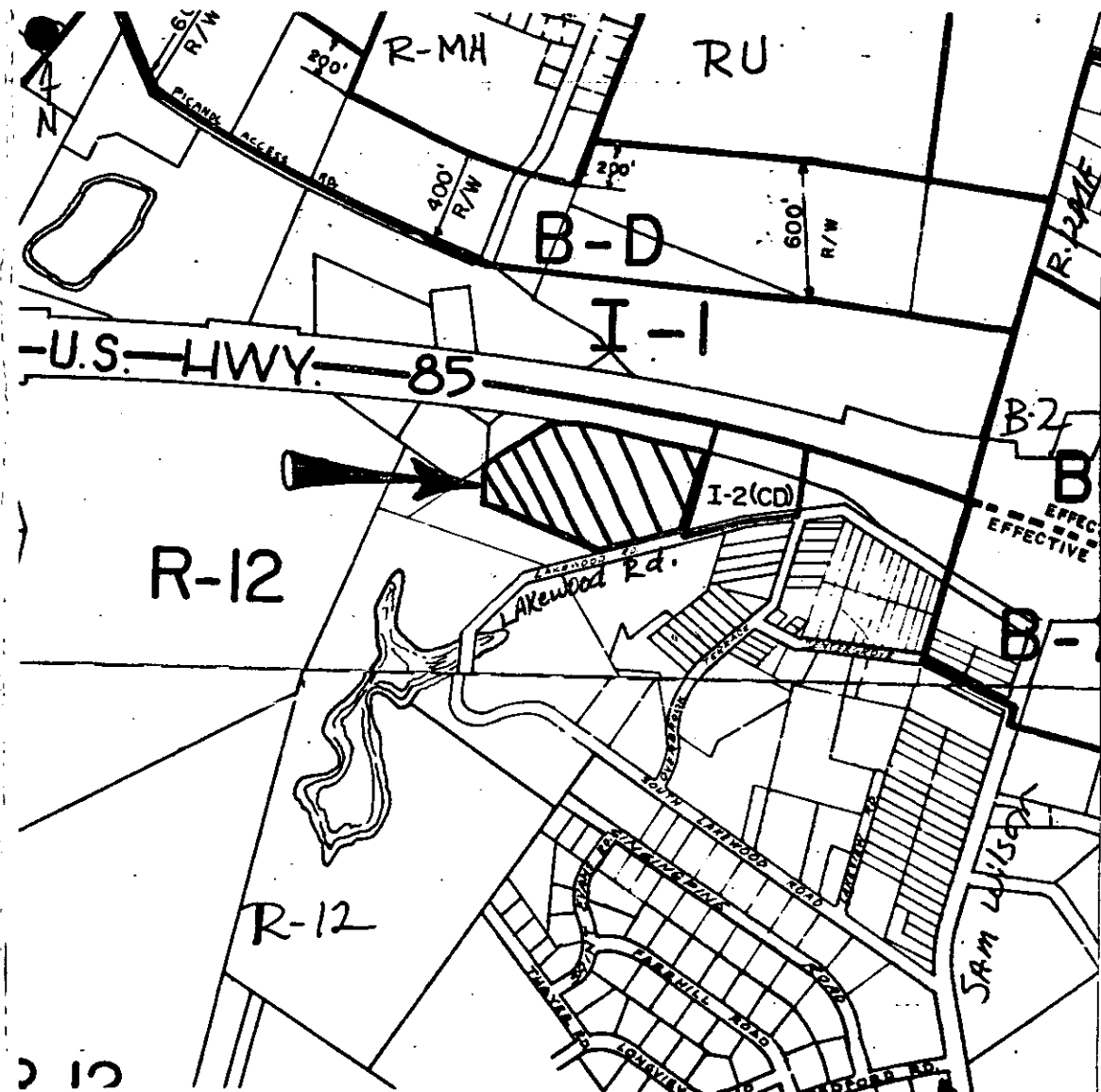
THIS PORTION OF THE ABOVE PROJECT HAS BEEN REVIEWED. QUESTIONS PERTAINING TO ITEMS ON THIS SHEET SHOULD BE DIRECTED TO THE REVIEWER LISTED BELOW. YOUR PROMPT RESPONSE WILL EXPEDITE THIS REVIEW AND THE PROCESSING OF PERMITS FOR THIS PROJECT.

SITE PLAN PREVIOUSLY APPROVED: YES NO DATE: _____

FLOODWAY: YES NO FLOOR ELEVATION: _____

REMARKS: 12.) IF any outside storage? must be screened from public right-of-way.
13.) none shown

Petition No.: 80-27(c)
 Petitioner: Gough Econ, Inc.
 Request: R-12 to I-1(CD)
 Purpose of Change: Petitioner proposes to add additional space to an existing building that presently houses his operation which is currently operating as a non-conforming use.



PROPERTY INFORMATION

Property Owner: Gough Econ, Inc.
 Date Acquired: December 3, 1979
 Deed Reference: Book 4257, page 974
 Tax Parcel No.: 53-159-14
 Current Tax Value: \$110,511 (90% of total assessed value)
 Size: 7.133 acres
 Street Frontage: 30-60 feet on Lakewood Road
 Current Land Use: Industrial

ZONING HISTORY

Present Zoning: R-12
Date Established: March, 1968
Past Zoning Changes on Property or Within Area:

The property is zoned R-12 as originally established in March, 1968. There have been several petitions initiated in the area of the subject property. East of an immediately adjacent to the subject property, a petition was approved for a change from R-12 to I-2(CD) in 1976. North of the subject property on the north side of Picanal Road, a request was denied for a change from B-D to B-2 in 1972. Northeast of the subject property on the northerly side of I-85 east of Sam Wilson Road, a petition was approved from R-12MF to B-2 in 1972. Further east of the above mentioned petition, two petitions were approved R-15MF in a change from R-9 to R-12MF for the first and R-9 and R-12 to R-12MF for the second in 1974. Southeast of the subject property at the southeast corner of Sam Wilson Road and Centergrove Lane, a petition was denied a re-zoning from R-12 to B-2 in 1973.

NEIGHBORHOOD FEATURES AND 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>
Sam Wilson Road	2 lane Major Thoroughfare	2662 ADT* (1980)
Lakewood Road	2 lane Residential/Local	193 ADT* (1980)
Transit Service:		*12 hour ADT

Transit service is not available in this part of Mecklenburg County.

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 Programs

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

Transportation Improvement Programs

Interstate 85 which runs along the back of the subject property is scheduled to be widened from 4 lanes to 6 lanes. However, the proposed improvements will not encroach upon the subject property.

Charlotte-Mecklenburg Thoroughfare Plan

Sam Wilson Road is part of the Thoroughfare Plan and as such is expected to be improved at some future date.

Other Plans and Programs

None

SIGNIFICANT ZONING DISTINCTIONS

Present Zoning (R-12)

Proposed Zoning (I-2(CD))

Use: Single Family Residential
Development
Density: Maximum number of units per-
mitted under R-12 zoning is
about 26 units at 3.63 units
per acre

Conditional Industrial Development
Not Applicable

Development Standards

Lot Size: 12,000 square feet is the
minimum
Setback: Minimum is 35 feet
Side Yard: Minimum is 10 feet
Rear Yard: Minimum is 50 feet

Not Applicable
Minimum is 40 feet; the proposed plan
shows a 100 foot setback from Lakewood
Road
Minimum is 10 feet; 20 feet for prop-
erties adjoining a Rural or Residen-
tial District; the proposed plan shows
approximately 60 feet on one side and
approximately 550 feet on the other
Minimum is 20 feet; the proposed plan
shows 40 feet rear yard.