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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1980-30c

## Document type:

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



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# OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No.	<u>80-30(c)</u>
Date Filed	<u>9/3/80</u>
Received By	<u>RCB</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner (1) Herman T. Alexander & wife, Florence G. Alexander; (2) Patricia H. Robinson;  
(3) John Kemp & wife, Irene G. Kemp; (4) Jack A. Shirley & wife, Maggie Shirley  
Owner's Address (1) 4728 Grasset Ave., Charlotte, N.C. 28213; (2) 4801 Statesville Rd., Char., N.C.  
(3) 3368 Sunset Ln., Lavallete, N.J. 08735 (4) 4715 Statesville Rd., Char. N.C. 28213

Date Property Acquired (1) 9/14/55 (2) 11/30/72 (3) 2/7/75 (4) 3/3/48  
Deed Reference (1) 1780 - 463; (2) 3510 - 239; (3) 3735 - Tax Parcel Number (1) 041-151-03  
717; (4) 1301 - 53. (2) 041-151-07  
(3) 041-151-04  
(4) 041-151-06

Location Of Property (address or description) (1) 4728 Grasset Avenue; (2) 4727  
Statesville Rd.; (3) 4724 Grasset Ave.; (4) 4715 Statesville Rd.

## Description Of Property

Size (Sq. Ft.-Acres) (1) 14,250 sq. ft. (2) 13,500 sq. ft. Street Frontage (ft.) (1) 75'; (2) 75';  
(3) 33,250 sq. ft. (4) 34,300 sq. ft. (3) 175'; (4) 175'  
Current Land Use Residential

## Zoning Request

Existing Zoning R-9 Requested Zoning I-1  
Purpose of zoning change To allow petitioner to make surveying stakes in a small outbuilding  
in his back yard. Parcels 3 & 4 are adjacent to existing B-2.

A. Neal Brumley, Attorney  
Name of Agent  
P. O. Box 26486  
Agent's Address  
596-2962  
Telephone Number

Herman T. Alexander  
Name of Petitioner(s)  
4728 Grasset Avenue, Charlotte, N.C.  
Address of Petitioner(s) 28213  
596-0694  
Telephone Number

Signature Florence G. Alexander  
Herman T. Alexander  
Signature ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

# **INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION**

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

ZONING REGULATIONS

MAP AMENDMENT NO. 339

A RESOLUTION AMENDING THE MECKLENBURG COUNTY ZONING REGULATIONS

WHEREAS, a petition was presented to the Board of Commissioners of Mecklenburg County requesting the rezoning of property located on the easterly side of Grasset Avenue just north of Cindy Lane from R-9 to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 8-1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements specified in Section 8; and

WHEREAS, the Board of County Commissioners has authority to amend the zoning ordinance by Section 16 and a public hearing was held on October 13, 1980; and

WHEREAS, in the passage of this ordinance the Board of Commissioners of Mecklenburg County has considered the following items as required by Section 8:

1. The policies and objectives of the Comprehensive Plan, particularly in relation to the proposed site and surrounding area; and
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended by changing from R-9 to I-1(CD) on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING at a point on the easterly right-of-way line of Grasset Avenue, said point being the northwesterly corner of the John and Irene Kemp property recorded in Deed Book 3735 at page 717 in the Mecklenburg County Registry of Deeds; 1) thence following the easterly right-of-way line of Grasset Avenue N.8-00-00W. 74.7 feet; 2) thence S.85-28-34E. 201.33 feet; 3) thence S.5-20-00E. 75.14 feet; 4) thence N.85-09-20W. 198.00 feet to the point or place of BEGINNING.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

Approved and adopted by the Board of County Commissioners of Mecklenburg County,  
North Carolina, in meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Commissioners