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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1980-35 C

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. 80-35c

Date Filed 10/21/80

Received By Steve Horton

OFFICE USE ONLY

Ownership Information

Property Owner Samuel C. Taylor

Owner's Address P.O. Box 361 (8325 Old Concord Rd.)

Newell, N.C. 28126

Date Property Acquired October 4, 1977

Deed Reference 3991-854 Tax Parcel Number 105-021-18

Location Of Property (address or description) 8325 Old Concord Rd.

N.E. of Rocky River Rd. E. and East of Old Concord Rd. and Southern Railway

Description Of Property

Size (Sq. Ft.-Acres) 27.37 Acres Street Frontage (ft.) 899.08ft.

Current Land Use Residential-Farm-Greenhouse-Wholesale/Retail Plant Nursery

Zoning Request

Existing Zoning R-15 and RU-CD for Plant Nursery Requested Zoning B1-CD Special Use

Purpose of zoning change To Allow rearrangement and expansion of facilities
including mixed use retail and residential structure.

Name of Agent _____

Agent's Address _____

Telephone Number _____

Samuel C. Taylor

Name of Petitioner(s) _____

P.O. Box 361 Newell, N.C.

Address of Petitioner(s) _____

597-7699

Telephone Number _____

Signature Samuel C. Taylor

Signature of Property Owner if Other
Than Petitioner

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.