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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1981-60

Document type:

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



* 0 0 B R E A K 0 0 *

#1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>81-66</u>
Date Filed	<u>9/9/81</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

Ownership Information

Property Owner C. B. Moore Hens
 Owner's Address 76 Benj. S. Horack
1250 City National Center, Charlotte
 Date Property Acquired By Will of C. B. Moore Jr.
 Deed Reference _____ Tax Parcel Number _____

Location Of Property (address or description) Both sides of
Marsh Road (1600-1700 ft[±])

Description Of Property

Size (Sq. Ft.-Acres) 145 acres Street Frontage (ft.) 1600-1700 ft[±]
 Current Land Use Vacant land

Zoning Request

Existing Zoning R-9 Requested Zoning R-12MF(CD)
 Purpose of zoning change To accommodate 1090 units of detached
Single Family DU's and attached units "For Sale" and
apartments

Benj. S. Horack
 Name of Agent
1250 City National Center, Charlotte, NC
 Agent's Address
377-2500
 Telephone Number

C. B. Moore Jr. Hens
 Name of Petitioner(s)
76 Benj. S. Horack
 Address of Petitioner(s)
377-2500
 Telephone Number
[Signature]
 Signature
 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 City Council and the Planning Commission.

HORACK, TALLEY, PHARR & LOWNDES

PAUL R. ERVIN (1908-1970)
BENJ. S. HORACK
JAMES M. TALLEY, JR.
HENRY N. PHARR, II
WILLIAM S. LOWNDES
ROBERT C. STEPHENS
WOODARD E. FARMER, JR.
SAXBY M. CHAPLIN
SUSAN CHRISTMAN
THOMAS J. ASHCRAFT
ROBERT B. BENNETT, JR.
TIMOTHY W. GILBERT

PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW

1250 CITY NATIONAL CENTER
200 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA
28202
AREA CODE 704
377-2500

September 25, 1981

Charlotte-Mecklenburg Planning Commission
Cameron-Brown Building
301 S. McDowell Street
Charlotte, North Carolina 28204

Attention: Mr. Fred Bryant

Re: Petition No. 81-60 of C. B. Moore Heirs
for R-12MF(CD) Zoning of Property near
Marsh Road

Gentlemen:

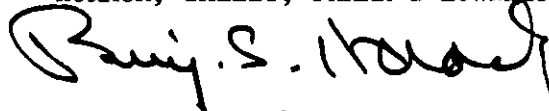
As attorney for the Petitioner I am writing this letter by way of supplementing our previously submitted proposal - including the Proposed Land Use Plan filed as a part of the Petition.

You will observe that the previously submitted Plan identifies certain "50' Buffers". By way of clarifying the intent of the Petitioners with respect to these 50' Buffers, it is understood that these buffers shall not be used for the parking of motor vehicles.

Please accept this letter as part of our submission and insert it in the official file.

Very sincerely yours,

HORACK, TALLEY, PHARR & LOWNDES, P.A.



Benj. S. Horack

BSH:swa

cc: Mr. William A. Johnston
Mr. Parker Whedon
Mr. William E. Hodgson

703 Tennyson Avenue
Winchester, VA 22601
September 8, 1981

Charlotte-Mecklenburg Planning Commission
Charlotte
North Carolina 28202

Re: Rezoning of Marsh Road Property
Edgar B. Moore, Jr. Heirs

Gentlemen:

Please be advised that Benj. S. Horack is our attorney and has full authority to represent us in connection with any and all matters relating to the above mentioned rezoning proposal - including the ~~authority to file on our behalf~~ any rezoning application he thinks appropriate.

Sincerely yours,

Dorothy Parker Moore
Dorothy Parker (Mrs. Edgar B., Jr.) Moore,
Individually and on behalf of other
heirs of Edgar B. Moore, Jr., namely,
Louise Moore Nelson, Rommi Moore Cash
and Margaret Moore Lawrence

MARSH ROAD PETITION OF E. B. MOORE HEIRS

Supplemental List of Adjacent Property Owners

corrected to original list.

	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
17	149-144-01	Joseph Z. Mattox and wife, Elizabeth P.	1732 Paddock Circle Charlotte, N.C. 28209	3702-452
16	149-144-02	Hubert L. Cress and wife, Margaret K.	(1720 Paddock Circle) Address: 3633 Ethan Court, Charlotte, N.C. 28211	3784-771
15	149-144-03	Ernest D. Barnes and wife, Marilyn B.	1714 Paddock Circle Charlotte, N.C. 28209	3908-525
14	149-144-04	Paul M. Roberson and wife, Anne H.	1708 Paddock Circle Charlotte, N.C. 28209	3858-845
13	149-144-05	Gerard H. Buening and wife, Helen W.	1700 Paddock Circle Charlotte, N.C. 28209	2657-293
12	149-144-06	Francis Joseph Burke, Jr. and wife, Ruth R.	1634 Paddock Circle Charlotte, N.C. 28209	2546-457
11	149-144-07	Ben O. Jung and wife Rosa S.	1628 Paddock Circle Charlotte, N.C. 28209	2701-132
10	149-144-08	Joe M. Primm and wife, Phyllis T.	1622 Paddock Circle Charlotte, N.C. 28209	2608-168
9	149-144-09	O. Mitchell Clark and wife, Gladys N.	1616 Paddock Circle Charlotte, N.C. 28209	3112-243

Rec'd. + mailed
10/1/81
dmb.

List of Adjacent Property Owners

Tract 1: 147-101-69 Edgar Blackburn Moore
P.O. Box 107
Berryville, Virginia 22611

Tract 2: 149-121-02 Edgar Blackburn Moore
P.O. Box 107
Berryville, Virginia 22611

283-377

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
1	149-132-18	Heirs of J. H. Spearman	217 S. Church St. Charlotte, NC 28208	-
2	149-132-06	Edgar Blackburn Moore	P.O. Box 107 Berryville, VA 22611	280-584
3	149-132-07	Linda White	3210 Little Hope Rd Charlotte, NC 28209	1539-57
4	149-132-05	Heirs of Sadie Givens	519 Almond Street Elberton, GA 30635	700-194
5	149-132-04	George Morrison and wife, Lois	3410 Little Hope Rd Charlotte, NC 28209	3134-212
6	149-132-03	George Morrison and wife, Lois	3410 Little Hope Rd Charlotte, NC 28209	1387-639
7	149-132-02	Heirs of Bessie Ingram Clawson	3311 Little Hope Rd Charlotte, NC 28209	-
8	149-132-01	Mrs. Allen Dawkins	3422 Little Hope Rd Charlotte, NC 28209	-
9	149-143-09	Mendel L. Johnson and wife, Selma	1321 Jersey Lane Charlotte, NC 28209	2669-382
10	149-143-08	James F. White, Jr. and wife, Catharine	1315 Jersey Lane Charlotte, NC 28209	2608-13
11	149-143-07	John James Fragakis	1309 Jersey Lane Charlotte, NC 28209	4219-329
12	149-143-06	Theofilos Fotopoulos and wife, Andra	1301 Jersey Lane Charlotte, NC 28209	3483-084

All attachment

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
13	149-143-05	Mary P. Venable	1225 Jersey Lane Charlotte, NC 28209	3920-80
14	149-143-04	Robert K. Huskey and wife Mary H.	1219 Jersey Lane Charlotte, NC 28209	3735-948
15	149-143-03	Eugene E. Luczak and wife Arlene	1213 Jersey Lane Charlotte, NC 28209	4069-587
16	149-143-02	John T. Langston	2800 Wickersham Rd Charlotte, NC 28211	3778-992
17	149-143-01	Bryant W. Cutter	801 Heather Lane Charlotte, NC 28209	4219-13
18	149-183-67	Charles Burwell Parks and wife Martha H.	732 Heather Lane Charlotte, NC 28209	3484-380
19	149-183-66	Stewart Lillard and wife Carol O.	738 Heather Lane Charlotte, NC 28209	4082-856
20	149-183-65	Paul L. Lewis	800 Heather Lane Charlotte, NC 28209	2794-33
21	149-183-64	James A. Blount and wife Virginia A.	810 Heather Lane Charlotte, NC 28209	2700-260
22	149-183-63	Charles H. Brown and wife Shirley S.	816 Heather Lane Charlotte, NC 28209	3670-980
23	149-183-12	Ann C. Stirniman	4238 Hillside Dr. Charlotte, NC 28209	3985-148
24	149-183-11	Robert W. Myers and wife Colleen H.	955 Sewickley Dr. Charlotte, NC 28209	3939-242
25	149-183-10	Mary Alice Adams	949 Sewickley Dr. Charlotte, NC 28209	3756-527
26	149-183-09	Ray P. Hendrickson	943 Sewickley Dr. Charlotte, NC 28209	2735-222
27	149-183-08	Thomas I. Yopp	937 Sewickley Dr. Charlotte, NC 28209	1663-129
28	149-183-07	Edward L. Montgomery	931 Sewickley Dr. Charlotte, NC 28209	3891-776

see attachment

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
29	149-183-06	James W. Fraser, II	925 Sewickley Dr. Charlotte, NC 28209	4376-339
30	149-183-05	James R. Bowermaster and wife Irene	919 Sewickley Dr. Charlotte, NC 28209	2578-398
31	149-183-04	James E. Camp and wife Katherine	913 Sewickley Dr. Charlotte, NC 28209	1663-63
32	149-183-02	Demetrios A. Bazionis	843 Scalybark Rd. Charlotte, NC 28209	3723-595
33	149-183-01	Demetrios A. Bazionis	843 Scalybark Rd. Charlotte, NC 28209	3723-595
34	149-121-01	The First Church of the Nazerene	Scalybark Rd. Charlotte, NC 28209	2926-331
35	149-106-05	Joseph F. Moody, Jr. and Bruce A. Moody, Sr. and wives	647 Reynolds Dr. Charlotte, NC 28209	3831-187
36	149-106-06	Henry J.S. Foushee	641 Reynolds Dr. Charlotte, NC 28209	4352-597
37	149-106-07	Alton Wright and wife Josephine D.	635 Reynolds Dr. Charlotte, NC 28209	2668-43
38	149-106-08	Olyo R. Cobb, Jr. and wife, Margaret J.	629 Reynolds Dr. Charlotte, NC 28209	1886-142
39	149-106-09	Nell H. Fields	623 Reynolds Dr. Charlotte, NC 28209	4393-297
40	149-106-10	James W. Jefferies and wife, Marguerite C.	617 Reynolds Dr. Charlotte, NC 28209	1969-273
41	149-106-11	Robert M. Hubbard and wife Lorraine C.	611 Reynolds Dr. Charlotte, NC 28209	2308-119
42	149-106-13	Donald B. Peterson and wife Linda N.	3739 Annlin Ave. Charlotte, NC 28209	4019-179
43	149-106-14	Thelma W. Lewis	3729 Annlin Ave. Charlotte, NC 28209	3917-677
44	149-106-15	Daniel C. Smith and wife Lynn C.	3723 Annlin Ave. Charlotte, NC 28209	3454-286

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
45	149-106-16	Garland L. Jones	3717 Annlin Ave. Charlotte, NC 28209	4089-753
46	149-106-19	Frederick L. Collins and wife Elsa P.	939 Hartford Ave. Charlotte, NC 28209	4234-841
47	149-106-20	J. Henry Higginbotham, III and wife Judy S.	933 Hartford Ave. Charlotte, NC 28209	3181-303
48	149-106-21	Haywood F. Deese, Jr. and wife Helen	927 Hartford Ave. Charlotte, NC 28209	1843-174
49	149-106-22	Gregory A. Cox	400 Glen Oaks Rd. Charlotte, NC 28211	4101-582
50	149-106-23	Franklin L. Teague and wife Roberta P.	915 Hartford Ave. Charlotte, NC 28209	2630-290
51	149-106-26	Lester B. Bowen and wife Hope J.	718 Shawnee Dr. Charlotte, NC 28209	3236-353
52	149-082-09	Mary J. Helms (Mrs. J.G., Jr. by ent.)	719 Shawnee Dr. Charlotte, NC 28209	2042-568
53	149-082-05	Pryor W. Bowers and wife Lilian G.	2917 Goneaway Rd. Charlotte, NC 28210	2359-2
54	149-082-03	Johnny W. McCoy and wife Sara L.	801 Hartford Ave. Charlotte, NC 28209	2135-94
55	149-082-04	Mary R. Gosnell	813 Hartford Ave. Charlotte, NC 28209	2543-381
56	149-121-03	Charlotte-Mecklenburg Board of Education	701 E. Second St. Charlotte, NC	1673-165
57	149-101-68	Timothy M. McGowan and wife Teresa R.	713 Marsh. Road Charlotte, NC 28209	4222-013
58	147-101-66	Pamela W. Chance	853 Wriston Place Charlotte, NC 28209	3894-858
59	147-101-65	Charles D. Moore and wife Margaret	630 Shawnee Drive Charlotte, NC 28209	1378-68
60	147-101-64	Polly H. Lemond	841 Wriston Place Charlotte, NC 28209	2134-183

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
61	147-101-63	Walter L. Hoover, Jr.	835 Wriston Place Charlotte, NC 28209	1378-49
62	147-101-62	Woodrow W. Culler and wife Margaret E.	829 Wriston Place Charlotte, NC 28209	2165-219
63	147-101-61	Dorothy M. Smith	2101 Ferncliff Rd. Charlotte, NC 28211	4415-437
64	147-101-39	James A. Hinson	3114 Sunset Dr. Charlotte, NC 28209	4187-188
65	147-101-38	Annie V. Murray	3120 Sunset Dr. Charlotte, NC 28209	2195-529
66	147-101-37	William R. Edwards and wife Gladys	3126 Sunset Dr. Charlotte, NC 28209	1467-62
67	147-101-36	Angelo J. Paleermo and wife Louise C.	3132 Sunset Dr. Charlotte, NC 28209	4386-663
68	147-101-35	Phillip C. Chapman and George W. Chapman, Jr. by Will	2125 Sharon Rd. Charlotte, NC 28207	1467-64
69	147-101-34	Calvin C. Greene and wife Joyce C.	3144 Sunset Dr. Charlotte, NC 28209	1467-61
70	147-101-33	Eric M. Newman and wife Marlise B.	3150 Sunset Dr. Charlotte, NC 28209	4184-807
71	147-101-32	Elizabeth W. Widener	3156 Sunset Dr. Charlotte, NC 28209	1467-76
72	147-101-31	Agnes Stevens	3162 Sunset Dr. Charlotte, NC 28209	1612-159
73	147-101-30	Thomas B. Cannon, Jr.	3200 Sunset Dr. Charlotte, NC 28209	2223-378
74	147-101-29	Vivian P. Rhodes	3210 Sunset Dr. Charlotte, NC 28209	1467-074
75	147-101-28	Alton H. Murdock and wife Shirley P.	3216 Sunset Dr. Charlotte, NC 28209	2881-567
76	147-101-27	Ronald J. Harper and wife Beth M.	3220 Sunset Dr. Charlotte, NC 28209	4411-906

<u>Number</u>	<u>Property Tax Code</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Deed Reference</u>
77	147-101-26	Robert L. Bursley and wife Vivian W.	3224 Sunset Dr. Charlotte, NC 28209	1514-267
78	147-101-25	John G. Dobinson and wife Elizabeth	3228 Sunset Dr. Charlotte, NC 28209	1498-22
79	147-101-24	Alma L. Wilcox	3232 Sunset Dr. Charlotte, NC 28209	3903-948
80	147-101-23	Judith Barlow	3240 Sunset Dr. Charlotte, NC 28209	3779-755
81	147-101-19	Genise R. Sills	3316 Cambridge Rd. Charlotte, NC 28209	4231-081
82	147-101-18	Benjamin H. Jenkins and wife Cynthia E. Hix	3305 Cambridge Rd. Charlotte, NC 28209	4337-503
83	147-101-70	City of Charlotte Housing Authority	1301 South Blvd. Charlotte, NC 28203	4291-115

R. B. PHARR & ASSOCIATES, P.A.

Surveying and Mapping

212 EAST INDEPENDENCE BOULEVARD

(704) 376-2186
CHARLOTTE, N. C. 28204

22 October 1981

Mr. Martin R. Cramton, Jr., Planning Director
Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 South McDowell Street
Charlotte, North Carolina 28204

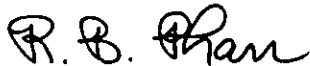
Re: Selwyn Farm

Dear Mr. Cramton:

I have computed the area in the tract of land for which R-12 M F (C D) zoning application is requested as shown on "Proposed Land Use Plan, Selwyn Farm, Moore Estate", Charlotte, N.C., prepared by Urban Planning Assoc., dated September 7, 1981.

I hereby certify that my computations show said property contains 143.26 acres more or less.

Very truly yours,



R.B. Pharr & Associates, P.A.
R.B. Pharr, President

RBP/slj