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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1981-73

## Document type:

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



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# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. <u>81-73</u>
Date Filed <u>11/4/81</u>
Received By <u>S.D. Walker</u>
OFFICE USE ONLY

## Ownership Information

Property Owner Anne B. McKenna, Katherine B. Gaston and R.C. Beatty

Owner's Address 418 Colville Road, Charlotte, N.C.; 214 Marewood Road, Belmont, N.C.;  
907 Ardsley Road, Charlotte, N.C.

Date Property Acquired September 30, 1977 by Anne B. McKenna and Katherine B. Gaston, deed conveying 1/3 interest to Mr. Beatty is dated 12-2-80, and recorded in Book 4383 Page 434  
Deed Reference Book 3991, Page 365 and Book 4385 Page 434 Tax Parcel Number 15-025-01

**Location Of Property** (address or description) 301 Providence Road, Charlotte, N.C.

Full contents of Lot #9 and 10 (less portion of Lot #10) Block or Square 18, Crescent Heights, Map Book 230, Page 143, Mecklenburg County Registry.

## Description Of Property

Size (Sq. Ft.-Acres) 17,500 square feet (estimated) Street Frontage (ft.) corner lot-117.22'  
on Providence Road, 108.26' on Alberto Street.  
Current Land Use Residential - 4 unit apartment

## Zoning Request

Existing Zoning 0-6 office district Requested Zoning B-1 neighborhood business

Purpose of zoning change Please see attached

Harley B. Gaston, Jr.  
Name of Agent  
Wachovia Building, Suite 202, Belmont, N.C. 28012  
Agent's Address  
704-825-8306  
Telephone Number

Anne B. McKenna  
Property Owner  
Richard C. Beatty  
Property Owner

Harley B. Gaston, Jr.  
Name of Petitioner(s)  
Wachovia Building, Belmont, N.C.  
Address of Petitioner(s)  
704-825-8306  
Telephone Number

Signature  
Katherine B. Gaston  
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.

11/4/81

PURPOSE OF ZONING CHANGE:

To permit use of property in a manner equivalent to use of other property along this side of Providence Road.

Anne B. McKenna and Katherine B. Gaston are two of the three owners of G.S. McKenna Galleries, a gallery for sale of paintings, antique furniture, oriental rugs and similar objects of art. This gallery is now located at 1524 Providence Road adjoining Providence Sundries. Because of traffic to and from Providence Sundries, the unavailability of adequate parking in their present location, which parking is almost totally consumed by customers of Providence Sundries, and the general atmosphere of incompatibility of the two businesses, G.S. McKenna Galleries will probably have to change the location of its business at the end of its present lease.

Because of the terms of its present lease and other business considerations that may result before the present lease expires, we cannot guarantee that G.S. McKenna Galleries will ultimately move to 301 Providence Road if this re-zoning is permitted. We can state, however, that it is the purpose of this application to have this property used for purposes which would be compatible with and complimentary to the type of gallery that is now operated by G.S. McKenna Galleries, in the event that it is able to relocate there, that is for exclusive or specialty shops catering to the traditional tastes of the area such as gift shop, decorator or designer's shop with some for sale items, men's clothing and accessories, investment jewelry, fine leather goods, and similar personal, business and professional uses having low traffic volume, reputable occupants creating no unusual activity on the premises, and maintaining the essential nature and appearance of the present structure - a four unit building presently used for residential purposes, but which has recently been considerably improved without changing the appearance of the building or adversely affecting the area, but improving it for the use of the owners and occupants and benefit of the area and preparing it for use as proposed. It is in the context of these improvements, without changing the essential appearance of the building and without creating any adverse affect to the area,

that acceptance of this request for re-zoning is submitted, because, except that sufficient area for parking will be paved and necessary landscaping provided, the property is now as it is intended to remain.

It is not a purpose of this request to have this property re-zoned for resale or for speculation, but only in order that it can be prepared for the possible use of the owners, establishing by compatible and complimentary tenants an atmosphere which would permit their relocation, if necessary, with less adjustment than otherwise would take place, and at the same time serve the surrounding area by establishing a sound, permanent, business unit without essentially disturbing the present appearance of the property, without essentially disturbing the nature of the surrounding area, and which will be intended to remain in similar use for the foreseeable future thereby lending stability and support to the surrounding area.