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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1982(10) C

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



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OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY

Petition No. 82-10(c)
Date Filed 2/2/82
Received By S. D. Wither
OFFICE USE ONLY

Ownership Information

Property Owner Matthews Drapery Company, Inc.
Owner's Address 10501 East Independence Blvd.
Matthews, N. C. 28105
Date Property Acquired 1974
Deed Reference Book 3667 - Page 335 Tax Parcel Number 193 311 3

Location Of Property (address or description) 10501 East Independence Blvd.,
Matthews, N. C.

Description Of Property

Size (Sq. Ft.-Acres) .82 acres Street Frontage (ft.) 100'
Current Land Use Matthews Drapery Co., Inc. - Office and Manufacturing

Zoning Request

Existing Zoning H(CD) Requested Zoning I-1
Purpose of zoning change For construction company office and warehouse

Name of Agent _____
Agent's Address _____
Telephone Number _____

Clyde P. Moore
Name of Petitioner(s) _____
P. O. Box 926, Matthews, NC 28105
Address of Petitioner(s) _____
847-4563
Telephone Number _____
Clyde P. Moore
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.

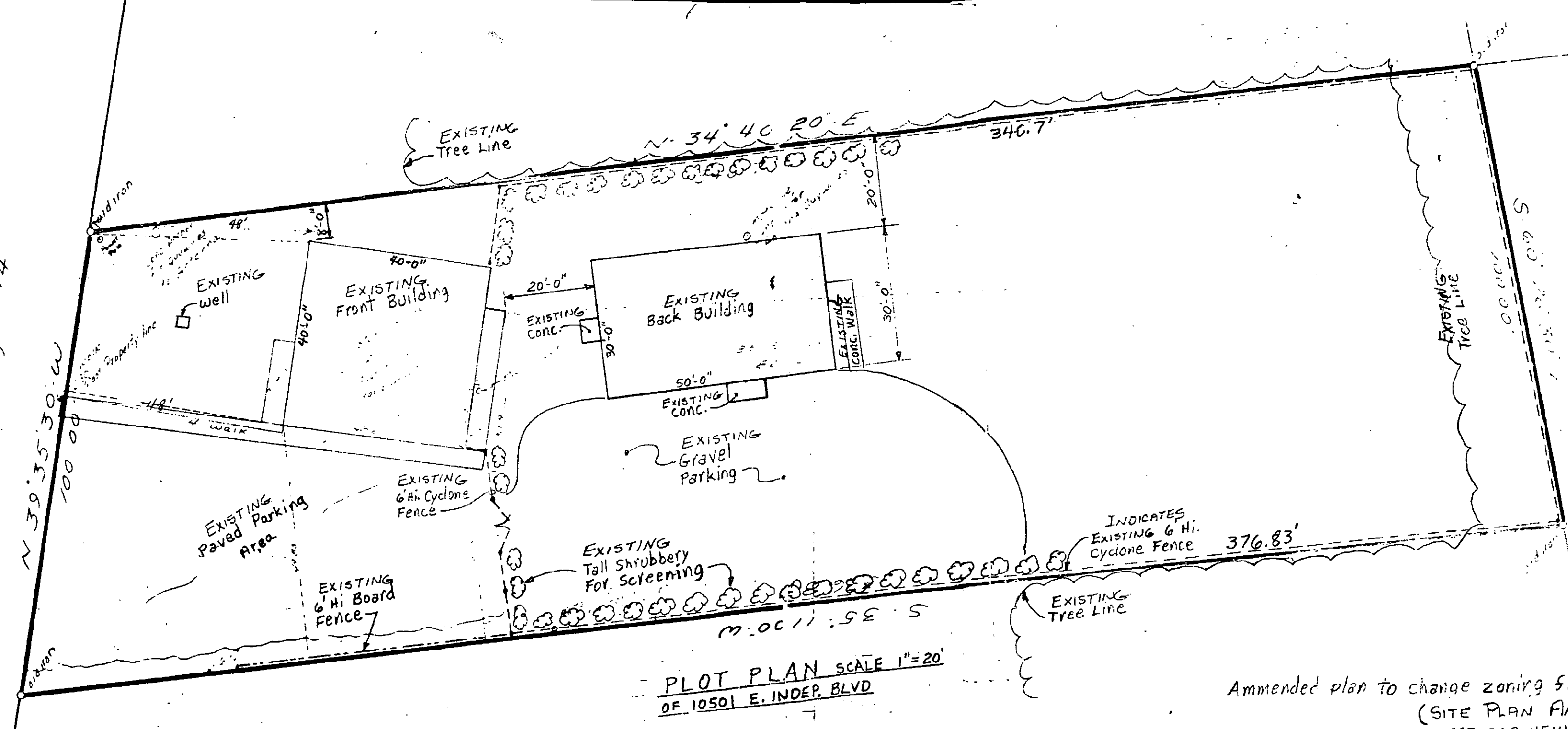
All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

SITE PLAN AMENDMENT

1. Permitted uses are those normally permitted in the 1-1 district, except that any uses requiring more than 20 parking spaces shall not be permitted. In no case, however, shall the following uses be permitted:
 - a. lounge
 - b. restaurant
 - c. movie theatre
2. Existing parking areas may be improved but in no case may more than 20 spaces be permitted.
3. Only one driveway is to be permitted which shall be in the general location of the existing driveway. Improvements to the existing driveway are permitted.
4. No expansion in size to existing buildings shall be permitted.
5. Any detached signs shall be permitted in accordance with the Mecklenburg County Zoning Ordinance.
6. Six foot high cyclone fence may be removed.
7. No additional screening shall be required.

8.

US Highway # 74



PLOT PLAN SCALE 1"=20'
 OF 10501 E. INDEP. BLVD

Ammended plan to change zoning from I1CD to I1CD
 (SITE PLAN AMMENDMENT)
 NO REQUEST FOR NEW BUILDINGS.