


**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**

**INTER-OFFICE COMMUNICATION**

**DATE:** July 10, 1984

**TO:** Mr. Dale Long,  
Zoning Administrator

**FROM:**   
Martin R. Cramton, Jr.,  
Planning Director

**SUBJECT:** Site Plan Amendment - Petition 83-27(c)

Pursuant to my authority I am administratively amending the approved site plan for the above-referenced petition. Please find attached the new site plan. Use it when evaluating requests for building permits.

MRCJr.:RGY/dmb

Attachment

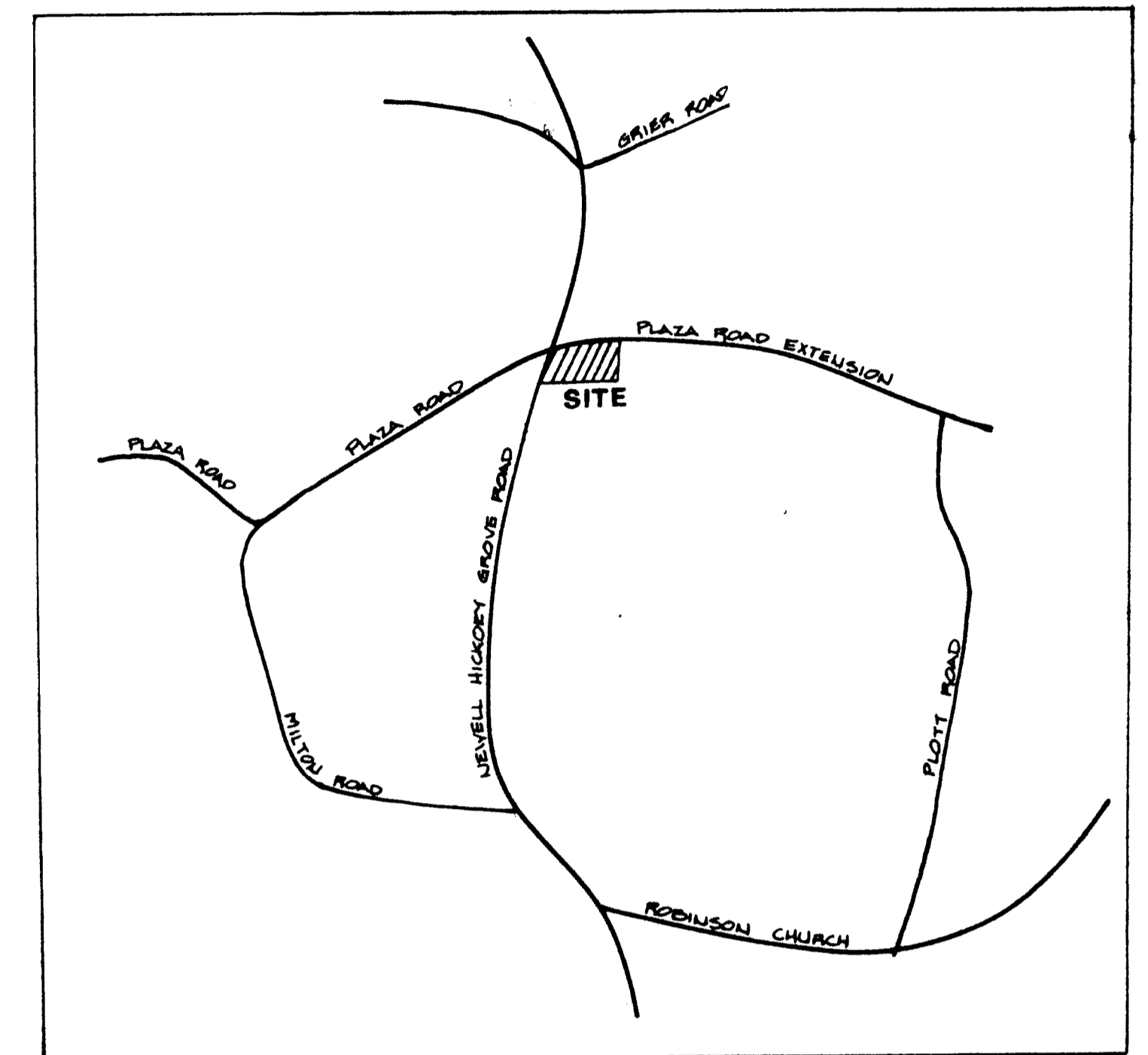
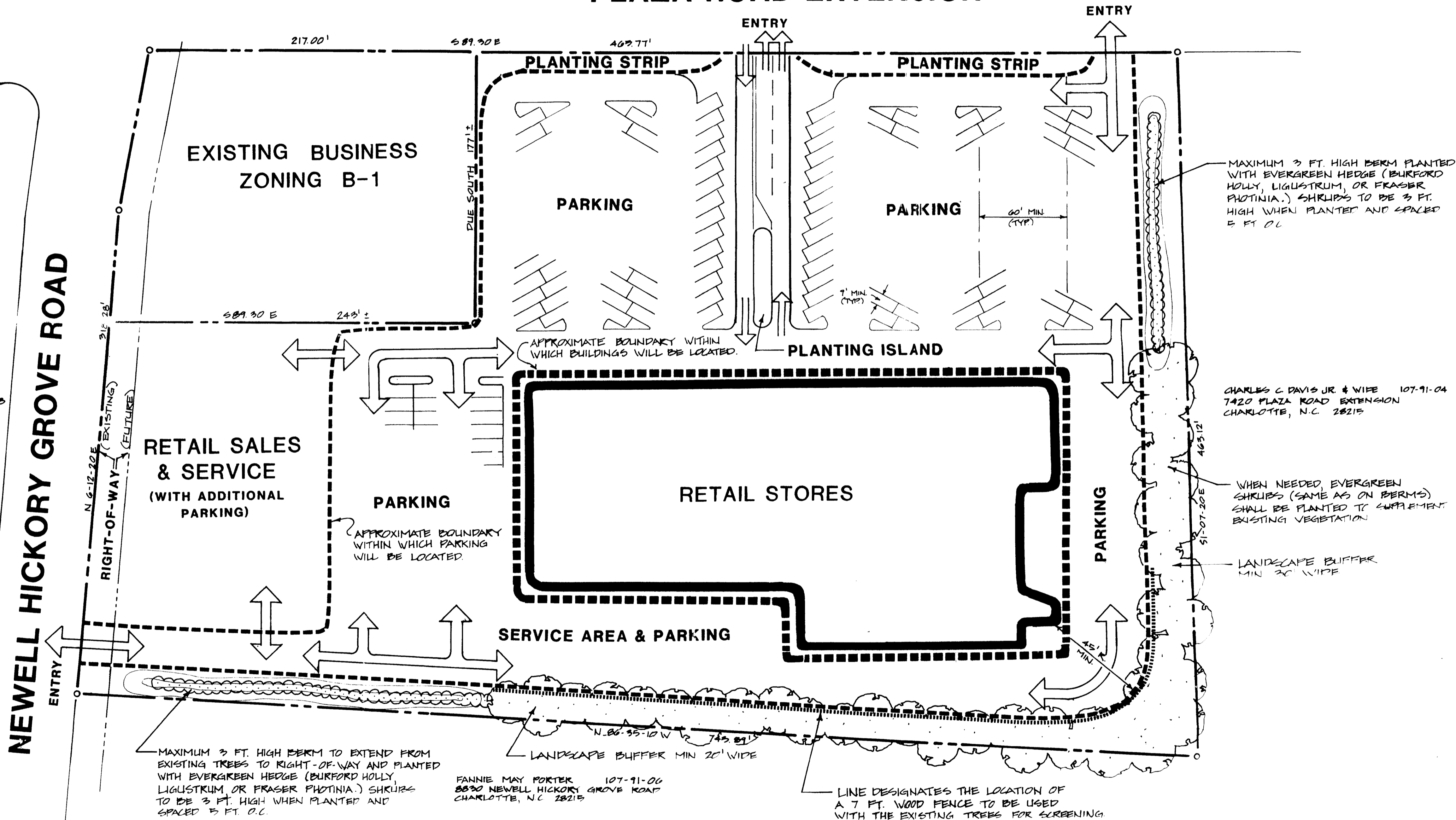
ERIC C. CLARK, III & WIFE 105-91-15  
5520 SHARON VIEW ROAD  
CHARLOTTE, N.C. 28211

CHARLES C. DAVIS & WIFE 105-91-16  
7899 PLAZA ROAD  
CHARLOTTE, N.C. 28205

C. E. HARMON, JR. & WIFE 105-91-17  
7401 PLAZA ROAD EXTENSION  
CHARLOTTE, N.C. 28215

CLYDE B. ALLEN & WIFE 105-91-18  
7419 PLAZA ROAD EXTENSION  
CHARLOTTE, N.C. 28215

## PLAZA ROAD EXTENSION



**LOCATION MAP**

### NOTES

1. TOTAL SITE AREA: 6.375 ACRES
2. ENTRANCE & IDENTIFICATION SIGNS WILL BE PROVIDED & WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS
3. ACCESSORY FACILITIES NORMALLY ASSOCIATED WITH THIS TYPE OF DEVELOPMENT (SUCH AS DUMPSTERS, SERVICE AREAS, ELECTRICAL TRANSFORMERS, ETC.) WILL BE ALLOWED
4. AS A MINIMUM, PARKING SPACE SHALL MEET ZONING STANDARDS FOR THIS TYPE OF DEVELOPMENT.
5. TOTAL BUILDING SQUARE FOOTAGE: 50,000 SQ. FT. (MAX.)
6. PARKING LAYOUT IS SCHEMATIC AND IS SUBJECT TO MODIFICATION.
7. A 20' WIDE STRIP ALONG NEWELL HICKORY GROVE ROAD SHALL BE RESERVED FOR FUTURE ROAD WIDENING.

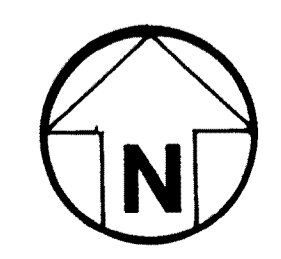
JAMES N. JOHNSON 107-81-08  
c/o NORD PLAZA  
CHARLOTTE, N.C. 28280

CHARLES C. DAVIS JR. & WIFE 107-91-04  
7420 PLAZA ROAD EXTENSION  
CHARLOTTE, N.C. 28215

FANNIE MAY PORTER 107-91-06  
8832 NEWELL HICKORY GROVE ROAD  
CHARLOTTE, N.C. 28215

REV. 7-5-84 MODIFICATION OF BUILD SHAPE & LOCATION OF LOADING DOCK AT GROCERY

<b>NEIGHBORHOOD CENTER REZONING PLAN</b>	
SCALE 1" = 40'	COMM NO 8977
DATE 16 NOV 85	DRAWN GA
REV JULY 87	CHECKED FB
PROPERTY OF:	J. M. JOHNSON D. E. FULLER SR. W. E. HAMPTON



**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** June 25, 1996

**TO:** Robert Brandon  
Zoning Administrator

**FROM:** Martin R. Cramton, Jr.  
Planning Director

*Martin R. Cramton, Jr.*  
20

**SUBJECT:** Administrative Approval for Petition No.83-27<sup>o</sup> by J.N. Johnson, W.E. Hampton, and D. E. Fuller, Sr. , Tax Parcel # 107-091-05

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow a one time 1,000sqft. expansion of the center. This would bring the total allowed square footage for the center to 51,000 square feet. Since this change is minor I am administratively approving this revised plan . Please use this revised plan when evaluating request for building permits and certificates of occupancy.

# FCW Properties, Inc.

*Commercial Property Developers and Brokers*



June 27, 1996

Mr. Keith MacVean  
Charlotte-Mecklenburg Planning Commission  
600 East 4th Street  
Charlotte, NC 28202

RE: Tax Parcel #107-091-05  
Enlargement from 50,000 to  
51,000 square feet  
Plaza Park Shopping Center  
Charlotte, NC

Dear Keith:

Thanks very much for forwarding me the letter approving the referenced enlargement. Please find enclosed our check in the amount of \$100.00 for this. Thanks very much for your assistance.

With kindest regards.

Yours very truly,

J. J. Clark, Jr.

JJCjr/abb

Enclosure

# FCW Properties, Inc.

Commercial Property Developers and Brokers



Mr. Keith McVean  
May 6, 1996  
Page 2

May 6, 1996

Mr. Keith McVean  
Charlotte-Mecklenburg Planning Commission  
600 East 4th Street  
Charlotte, NC 28202

RE: Petition #83-27(c)  
Southeast Corner W. T. Harris  
Boulevard and The Plaza  
Charlotte, NC

Dear Keith:

Food Lion has finally prepared a Lease Modification Agreement for our signature which would allow them to expand their Store #276 at the referenced location. We have executed the document and returned it to Food Lion for signature there. We anticipate their acceptance of minor modifications we made to the document, and once that's accomplished, they can get started preparing plans and specifications to enlarge and remodel this store. Simultaneously, we're working with Duke Power to completely relight the parking lot, and further, we've agreed to install the new mansard on the balance of the shopping center to match that which will be placed on the front of the Food Lion store. Lastly, we've agreed to repaint the concrete block surfaces at the rear of the shopping center and to add additional lighting in the back also. All this was to get Food Lion to stay there and to utilize a space that's been vacant for over four years for a portion of their expansion.


We've had the zoning drawing revised by D.P.R. Associates, and I'm enclosing three revised sheets (note these revisions were made in February of 1995 when we thought we were ready to go with Food Lion). We respectfully request administrative approval of the addition of 1,000 sq. ft. of space to allow the center to become 51,000 sq. ft. I trust these three sheets are sufficient for your use, but if not, don't hesitate to call and someone will bring you additional sheets if necessary. I'll be out of the office the entire week of May 6-12, so just ask Ann Baird to have someone drop some more sheets off if needed.

5/25 - called ask for check

We certainly appreciate your cooperation.

With kindest regards.

Yours very truly,

  
J. J. Clark, Jr.

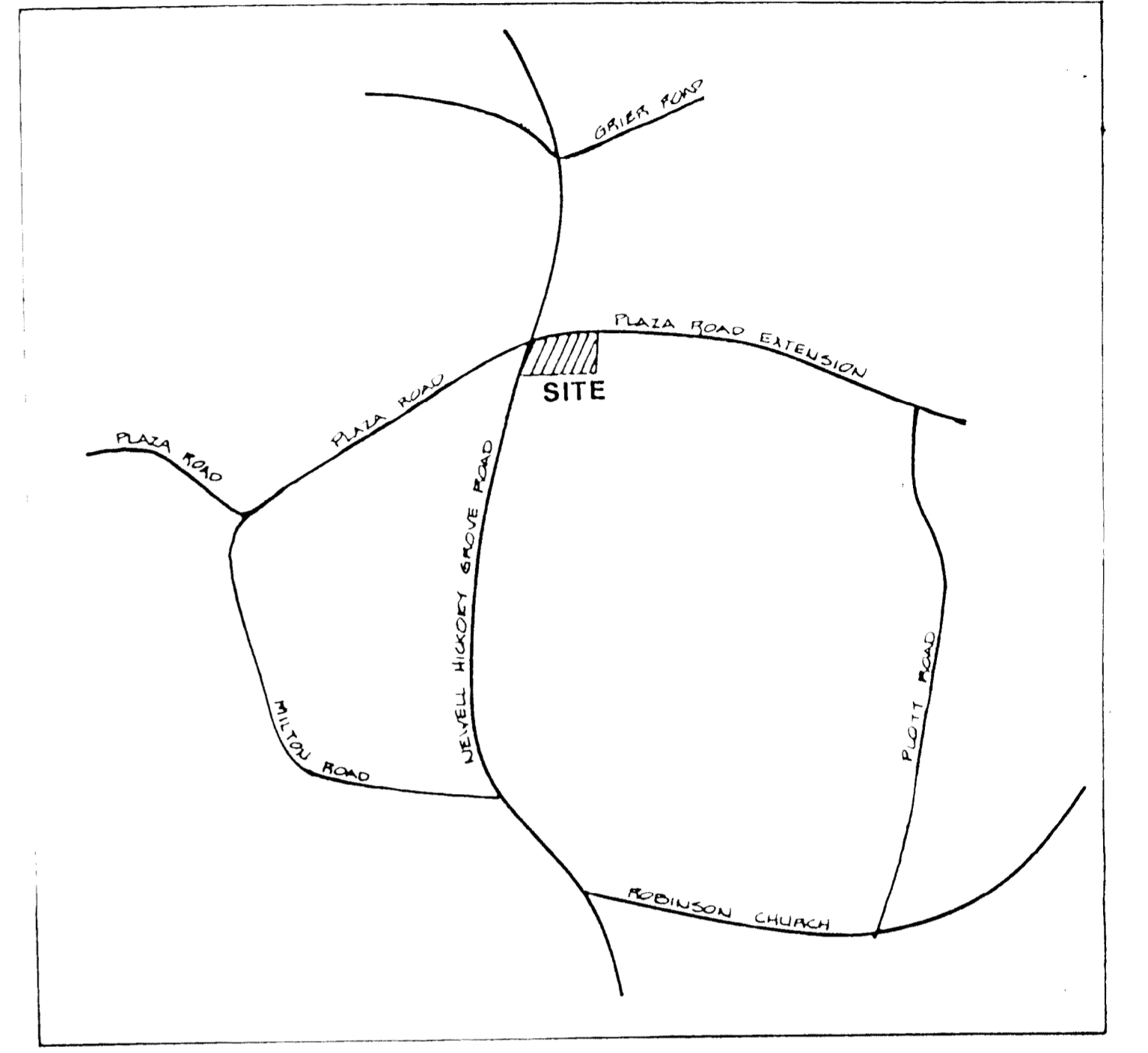
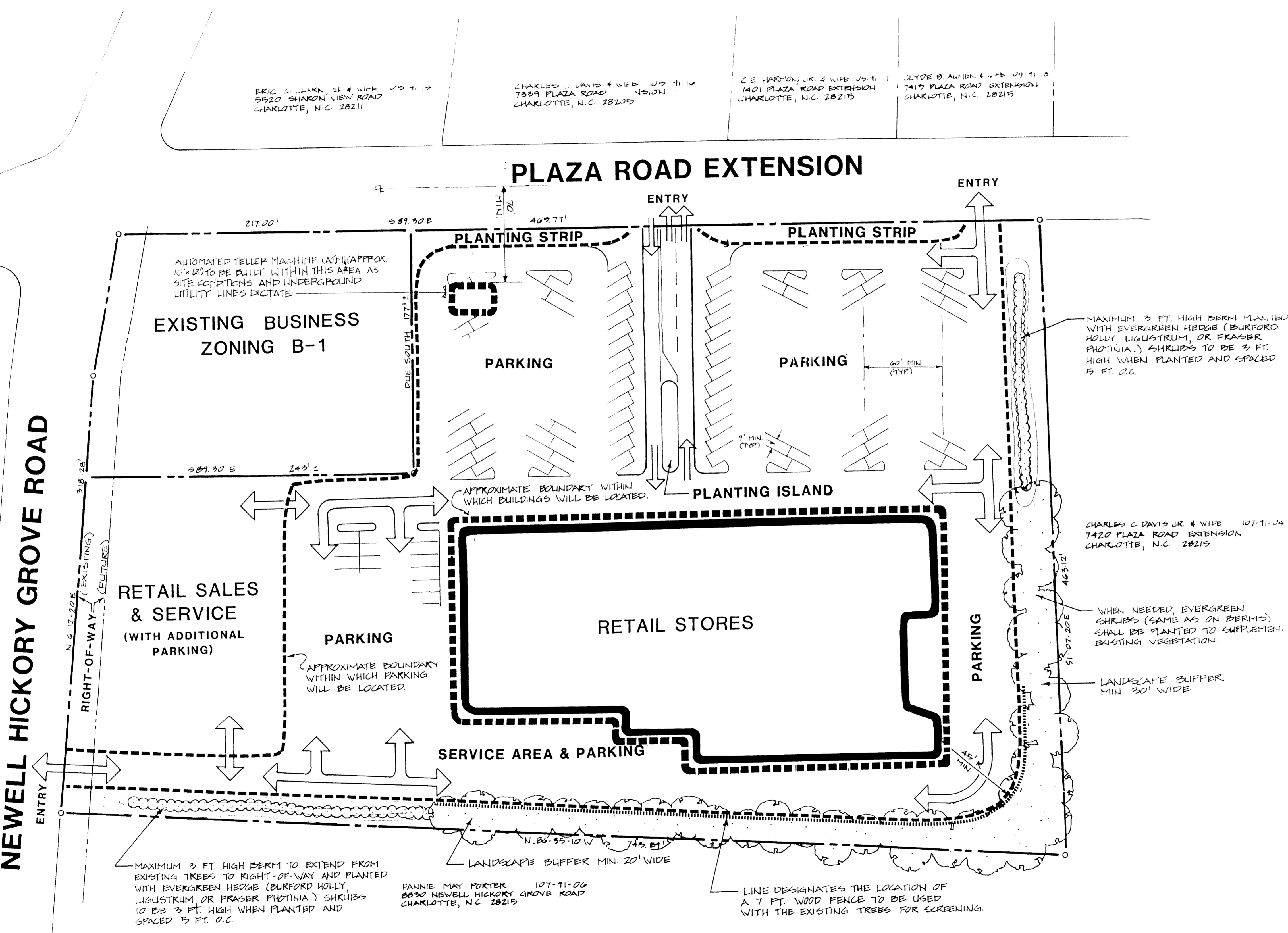
JJCjr/abb

Enclosure

X

X

X



LOCATION MAP

NOTES

1. TOTAL SITE AREA 5.5/5 ACRES
2. ENTRANCE & IDENTIFICATION SIGNS WILL BE PROVIDED & WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS
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4. AS A MINIMUM, PARKING SPACE SHALL MEET ZONING STANDARDS FOR THIS TYPE OF DEVELOPMENT
5. TOTAL BUILDING SQUARE FOOTAGE: 51,000 SQ. FT. (MAX.)
6. PARKING LAYOUT IS SCHEMATIC AND IS SUBJECT TO MODIFICATION.
7. A 20 FT. WIDE STRIP ALONG NEWELL HICKORY GROVE ROAD SHALL BE RESERVED FOR FUTURE ROAD WIDENING.

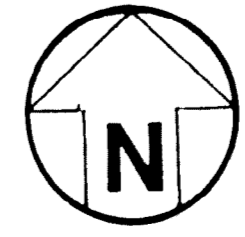
ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 6/25/86  
BY: MARTIN R. CRAWFON, JR.

REV. 2-7-85 REVISED NOTE #5 AND BLVD. OUTLINE TO ACCOMMODATE GROCERY EXPANSION  
REV. 5-8-80 ADDED ATTITUDE LIMITS & HOV  
REV. 7-5-84 MODIFICATION OF ROAD SHAPE & RELOCATION OF LOADING DOCK AT GROCERY

NEIGHBORHOOD CENTER  
REZONING PLAN

SCALE 1" = 40'	FORM NO. 5577.1	PROPERTY OF: PLAZA PARK LIMITED PARTNERSHIP
DATE 16 NOV '85	DRAWN GA CHECKED FB	



JAMES N JOHNSON 107-81-00  
c/o NCNB PLAZA  
CHARLOTTE, N.C. 28280

ERIC C. SLACK, III & WIFE US 71-15  
5520 SHAKON VIEW ROAD  
CHARLOTTE, N.C. 28211

CHARLES C. DAVIS & WIFE US 71-11  
7339 PLAZA ROAD  
CHARLOTTE, N.C. 28205

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1401 PLAZA ROAD EXTENSION  
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FANNIE MAY PORTER 107-71-00  
8820 NEWELL HICKORY GROVE ROAD  
CHARLOTTE, N.C. 28215

LINE DESIGNATES THE LOCATION OF  
A 7 FT. WOOD FENCE TO BE USED  
WITH THE EXISTING TREES FOR SCREENING.

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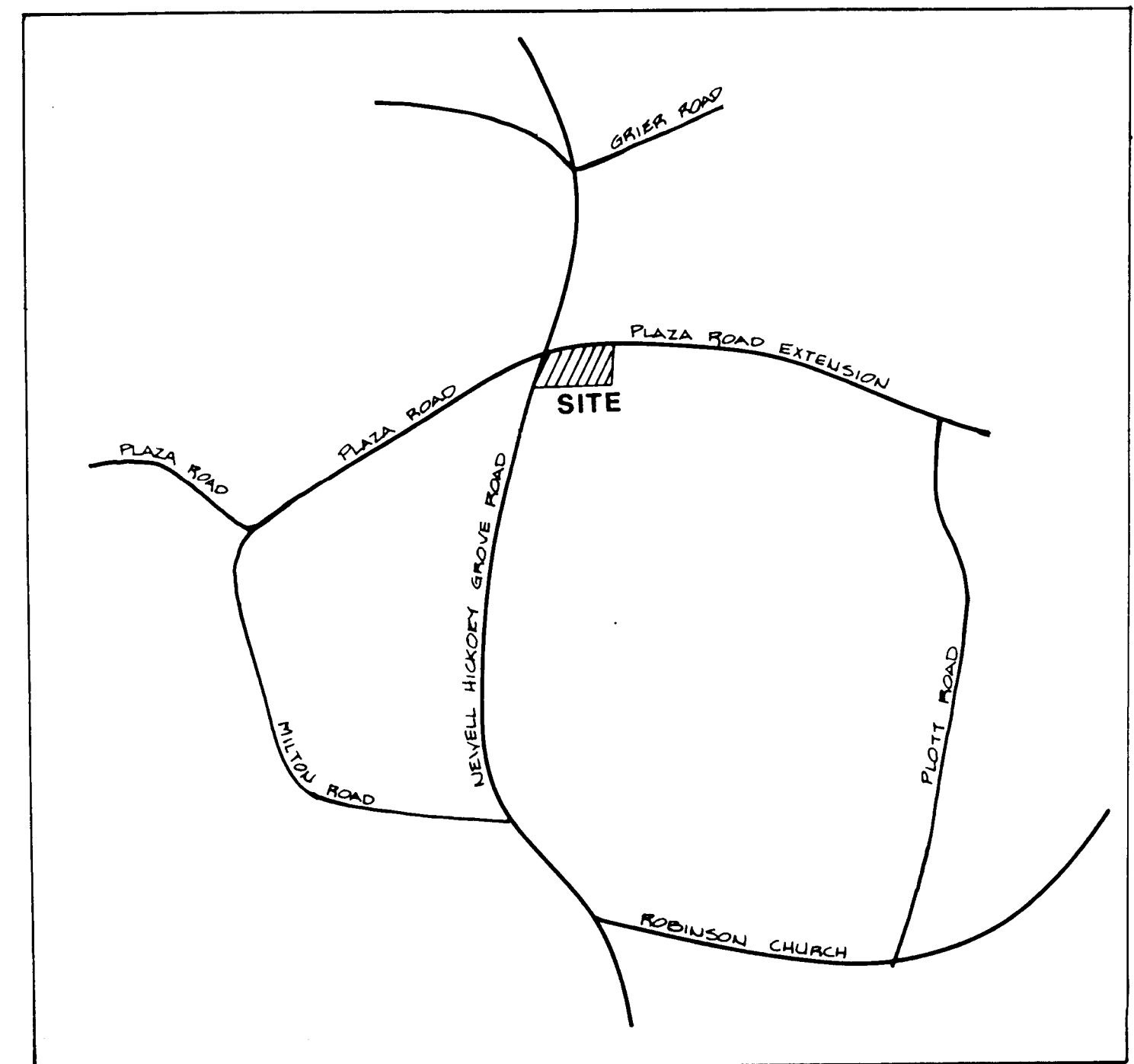
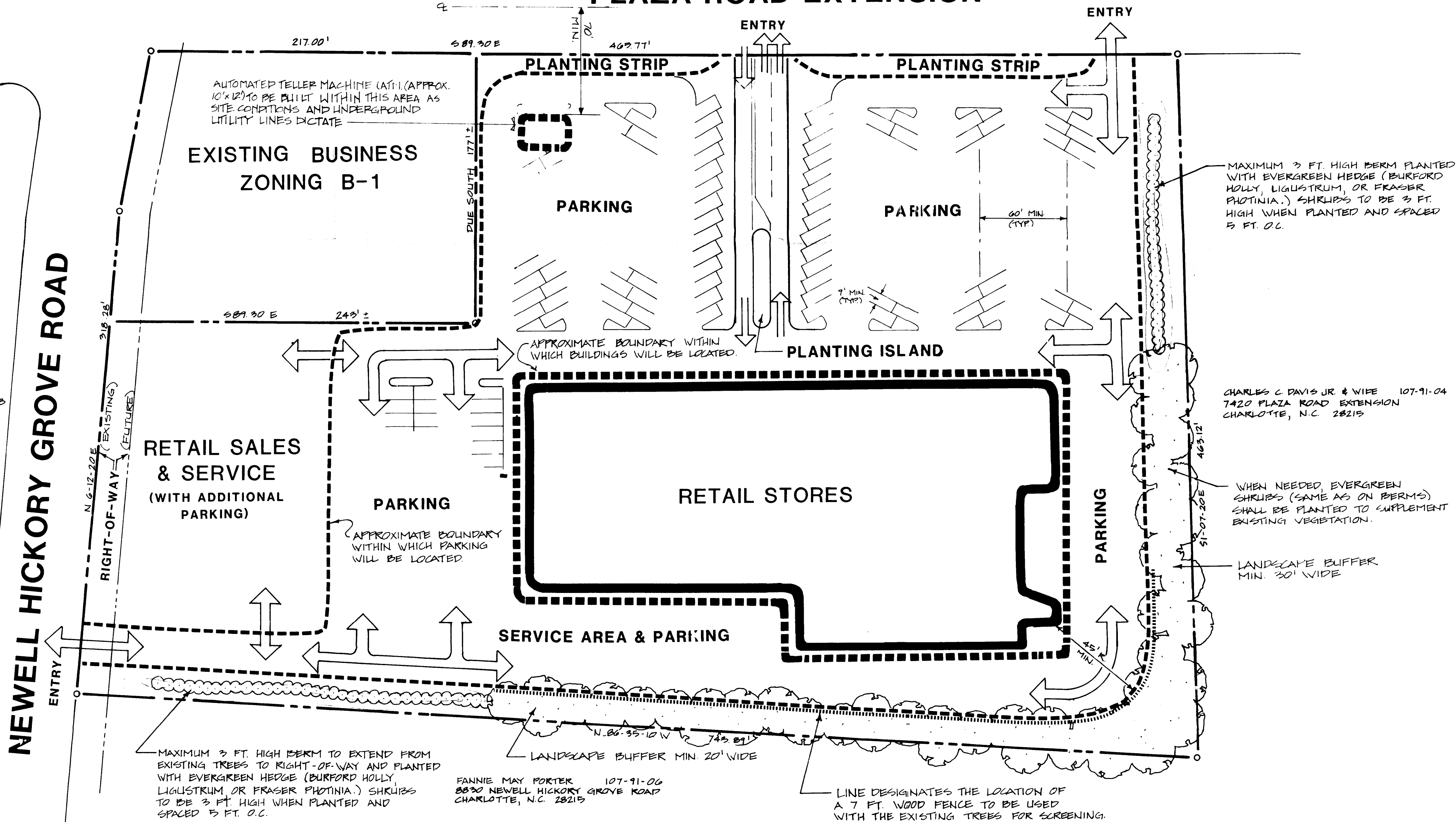
ERIC C. CLARK, III & WIFE 107-91-19  
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### PLAZA ROAD EXTENSION



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ATTACHED TO MEMO DATE 5/18/90  
By MARTIN R. CRAMER, JR., DRHF.

REVISED TO ADD PERMITTED LIMITED NOTE  
RE: 7-5-84 MODIFICATION OF BUILD SHAPE & RELOCATION OF LOADING DOCK AT GROCERY

<b>NEIGHBORHOOD CENTER REZONING PLAN</b>	
A-1 1" = 40' DATE: NOV 83	PROPERTY OF: <b>J. M. JOHNSON D. E. FULLER SR. W. E. HAMPTON</b>

#### CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: May 18, 1990

TO: Robert Brandon  
Zoning Administrator

FROM: *Martin R. Cramer, Jr.*  
Planning Director

SUBJECT: Administrative Approval for Petition #83-27(c) by J.M. Johnson, W.E. Hampton, and D.E. Fuller, Sr., Tax Parcel #107-091-05

Attached is a revised plan for the above mentioned petition. The plan has been revised to add an automated teller machine. Since this is a minor change I am administratively approving this plan. Please use this plan when evaluating requests for building permits. The owner has also committed to replace any Hugo damaged shrubbery and to add additional landscape material along Plaza Road Extension, a plan with this specific landscaping will follow.

MRC/FSH:sla  
Attachment