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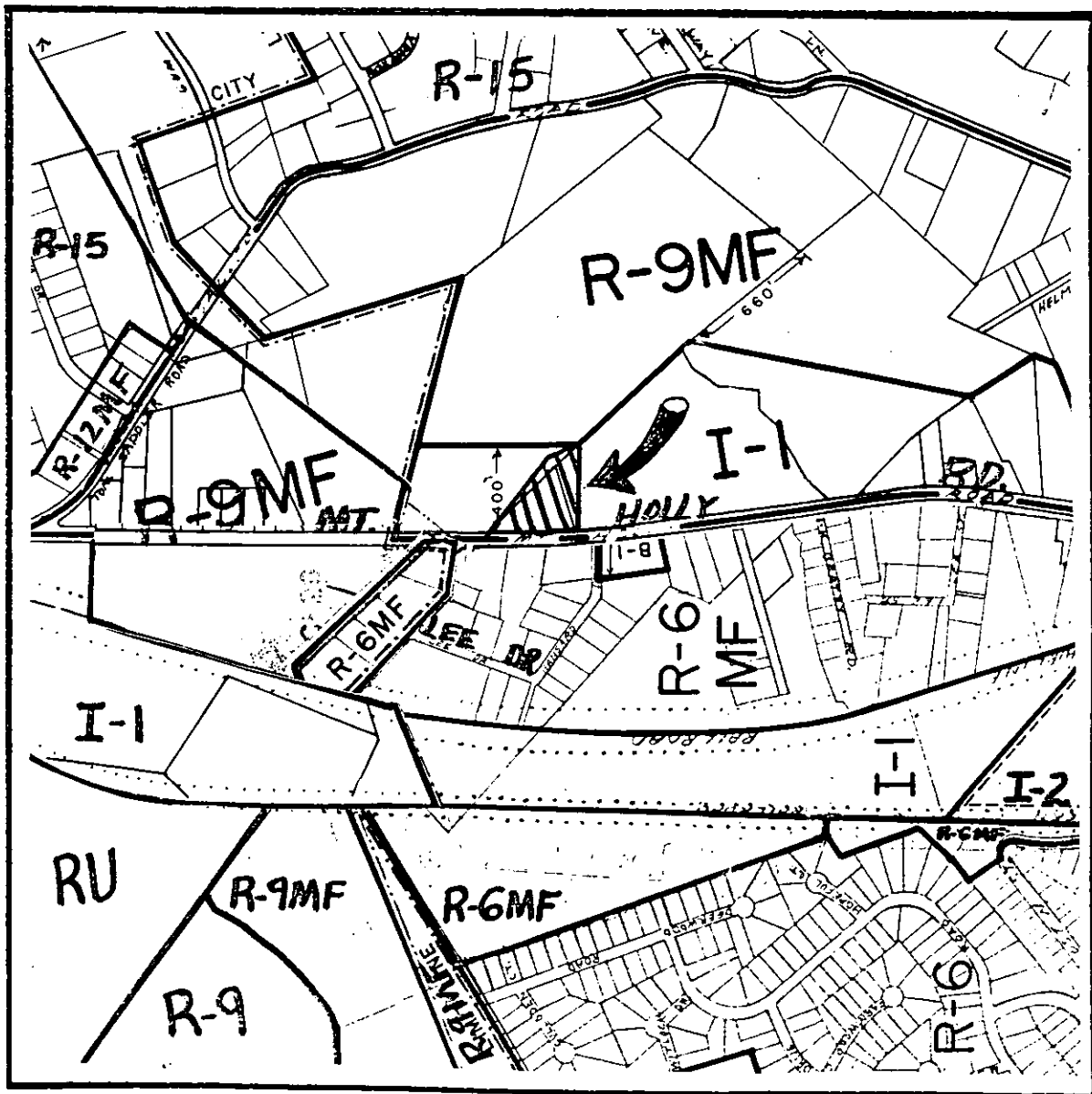
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PETITIONER Roger R. Lee

PETITION NO. 82-53 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED I-2

LOCATION A 3.189 acre site fronting 421.40 feet on the northerly side of
Mount Holly Road (N.C. Hwy. #27) near the intersection of
Mount Holly Road and Lee Drive.



ZONING MAP NO. 50

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



2. The existing use, with its storage of equipment and vehicles, presents a cluttered appearance.
3. Mt. Holly Road is a community thoroughfare and every effort should be taken to maintain its character and environment.
4. Presently there is no general industrial I-2 zoning in the immediate area.
5. General industrial zoning at this location is considered to be inappropriate and undesirable, but a conditional approach utilizing I-2(CD) zoning and the accompanying site plan provides for satisfactory land use relationships.
6. The site plan provides for controlled development of the site. Screening along the front will be provided and vehicle parking and equipment storage will be located to the middle and rear.
7. In recommending approval of this request, the Planning Commission is recognizing the fact that a long standing heavy industrial use has been in operation on the site and that a conditional rezoning is an appropriate way in which to both recognize it and a proposed expansion. The approval of this request is not reflecting a basic change in the existing light industrial zoning which exists in the area.
8. Also, in recommending approval the Planning Commission has added an additional condition, which the petitioner has agreed to. In this case the proposed screening along the front of the property must be installed prior to the issuance of any building permits needed for the expansion of the site's industrial operation. The Planning Commission spent considerable time discussing this request in order to insure, to the extent possible, that site activities could be screened from view and make the site's appearance from Mt. Holly Road more pleasing.
9. Based on the above considerations, this request can be justified.