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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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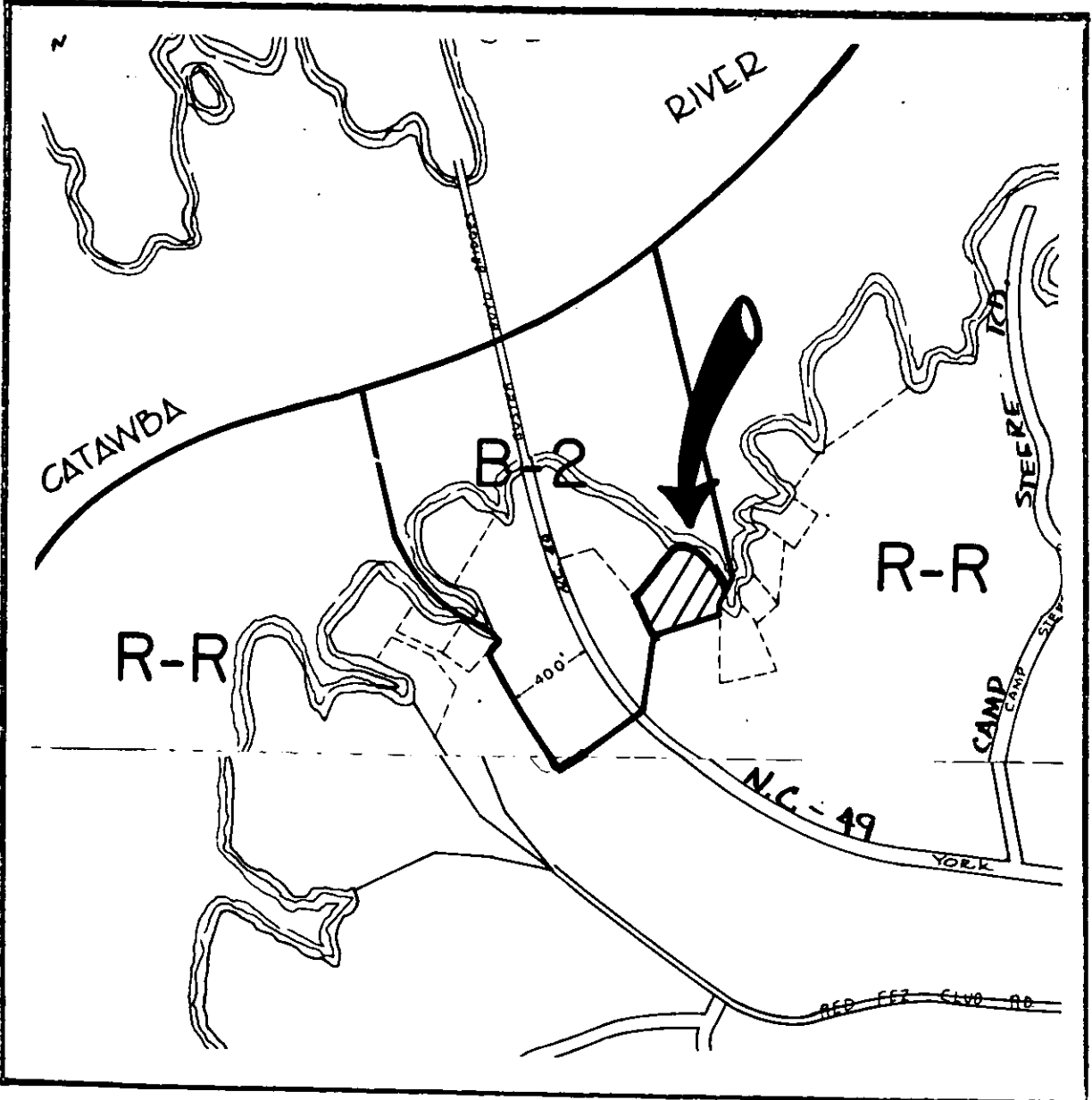
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PETITIONER: Marion H. and Nancy S. Smith

PETITION NO. 83-7(c) HEARING DATE 4-11-83

ZONING CLASSIFICATION, EXISTING B-2 REQUESTED R-R

LOCATION A 5.25 acre site fronting on Hwy. #49 near the  
Buster Boyd Bridge at Lake Wylie.



ZONING MAP NO. 165

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



DATE April 18, 1983

PETITION NO. 83-7(c)

PETITIONER(S) Marion H. and Nancy S. Smith

REQUEST Change from B-2 to R-R.

LOCATION A 5.25 acre site along Hwy. 49 near the Buster Boyd  
Bridge and Lake Wylie.

ACTION The Planning Commission recommends that the petition be approved.

VOTE Yeas: Boyce, Culbertson, Curry, Greene, Jernigan, Lawing, McCoy, Smith and  
Trotter.

Nays: None.  
(Commissioner Evans was not present when vote was taken.)

REASONS:

The following issues associated with this request can be identified:

1. Lake Wylie/R-R Objectives. Would the approval of this request be compatible with overall objectives for this area?
2. Zoning/Land Use Relationships. Would the approval of this request provide for reasonable zoning and land use relationships?

In arriving at answers to the above questions, the following facts should be considered:

1. Existing Zoning. The subject property is presently zoned B-2. This B-2 zoning is related to an area oriented around and near the Buster Boyd Bridge. The predominate and only other zoning district in the area is the Resort-Residential district.
2. Existing Land Use. The property is used for residential purposes. The area in general is sparsely developed. Residential uses are the predominate land use, but nearby are a couple of realty offices and a restaurant. Camp Steer and McDowell Park are also in the vicinity.

The following general findings can be arrived at:

1. Comprehensive Plan 1995. The Plan Map generally indicates non-urban development and a district or community park in the vicinity of the petitioner's property.

Based on the above issues, facts and general findings, the following detailed findings may also be made:

1. The subject property is zoned B-2. The petitioner seeks R-R in order to construct two residential structures.
2. The Mecklenburg County Zoning Ordinance permits residential uses in the B-2 only in connection with a larger commercial use and only as a special use permit. The R-R permits residential uses of all types and requires no S.U.P.
3. The property is contiguous to R-R zoning on two sides. Thus, the approval of this request would provide for a reasonable zoning pattern.
4. The property is also situated along a cove of Lake Wylie. Obviously, property similarly situated in other areas is oriented and generally developed with residential usage. The petitioner's request to construct two additional home sites is compatible with other land uses nearby and is in keeping with the setting along the Lake Wylie shoreline.
5. The B-2 zoning on the site makes residential development of the property very difficult, if not impossible, in this particular situation. Rezoning the property makes development of the site much simpler. No adverse consequences have been identified if the property is rezoned.
6. Based on the above this request is reasonable and justifiable. It is compatible with overall objectives for the area.