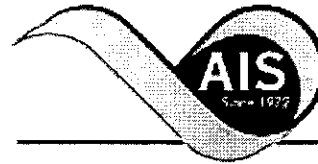




* 0 0 B R E A K 0 0 *



**ADVANCED
IMAGING
SYSTEMS**

www.aisinc.com

An Information
Management Company

City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-23

Document type:

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



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>85-23</u>
Date Filed	<u>3/1/85</u>
Received By	<u>KBD</u>
OFFICE USE ONLY	

Ownership Information

Petitioner: Property Owner Patrick M. Nesbitt
Petitioner's Address: 924 Westwood Boulevard, Suite 905
~~Owner's Address~~
Los Angeles, California 90024
Date Property Acquired 2 tracts - See Attached List
Deed Reference See Attached List Tax Parcel Number All of 167-192-50 & Pt. of 167-192-49

Location Of Property (address or description) Major portion extends along south-easterly margin of I-77 from Nations Ford Road to point near Arrowood Road.

Description Of Property

Size (Sq. Ft.-Acres) See Attached Plat Street Frontage (ft.) See Attached Plat
Current Land Use Vacant (except for Duke Power Transmission Line)

Zoning Request

Existing Zoning R-9 Requested Zoning BD(CD); O-15(CD) & R-9(CD)
Purpose of zoning change To accommodate development of mixed uses for research, etc., (BD) activities, hotel, offices and detached single family (See Plat)

Bonj. S. Horack, Attorney
Name of Agent
1600 One Tryon Center, Charlotte, NC 28284
Agent's Address
377-2500
Telephone Number

Patrick M. Nesbitt
Name of Petitioner(s)
See Above
Address of Petitioner(s)
(213) 208-0156
Telephone Number
[Signature]
Signature
See Attached Letters
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.

PETITION OF PATRICK M. NESBITT

Description of Property to be Rezoned

<u>TRACT NO.</u>	<u>DATE ACQUIRED</u>	<u>DEED BOOK & PAGE</u>	<u>TAX PARCEL NUMBER</u>	<u>EXISTING ZONING</u>
1	2/08/46	1176-296	167-192-50	R-9
2	5/23/46	1188-054	167-192-49*	R-9

1. Tract No. 1 is owned by the Heirs of William W. Gray, Sr., who are scheduled to convey it to Patrick M. Nesbitt. See attached letter of authorization regarding rezoning Petition and proceedings.
2. Tract No. 2 is owned by Richard W. Simpson and wife, Ethel G. Simpson who are scheduled to convey it to Patrick M. Nesbitt. See attached letter of authorization regarding rezoning Petition and proceedings.

~~*NOTE: All of 167-192-49 is being sold to Petitioner Patrick M. Nesbitt, but a small portion is excluded from this Petition because its current R-9 zoning is to be retained (subject to specified Plan conditions).~~

Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 S. McDowell Street
Charlotte, North Carolina 28204

RE: Zoning Petition of Patrick M. Nesbitt -
Approximately Acres Adjoining I-77

Gentlemen:

The undersigned are owners of approximately 42.23 acres adjoining I-77 which comprises a portion of the property that is the subject of the above-mentioned Zoning Petition. The 42.23 acre tract was originally acquired by Deed dated February 8, 1946 and recorded in Book 1176 at Page 296 in the Mecklenburg Registry. The undersigned are the owners of that property by virtue of being the heirs of William S. Gray, Sr., (now deceased).

We have contracted to sell this property to Patrick M. Nesbitt.

We are writing to advise that we join in the above-mentioned Petition and acknowledge that Patrick M. Nesbitt is filing the Petition on our behalf and is authorized by us to handle all zoning proceedings with respect to that Petition.

Very sincerely yours,

Address: 209 Yorkmont Road
Charlotte, NC 28210
Telephone No.: (704) 523-8887

James Olin Gray
James Olin Gray

Nancy M. Gray
Nancy M. Gray

Address: 461 Sharview Circle
Charlotte, NC 28210
Telephone No.: (704) 523-5937

Sarah Gray Moss
Sarah Gray Moss

Address: 111 Farmhurst Drive
Charlotte, NC 28210
Telephone No.:

William W. Gray, Jr.
William W. Gray, Jr.

Dorothy J. Gray
Dorothy J. Gray

Address: 9437 Nations Ford Road
Charlotte, NC 28210
Telephone No.: (704) 523-2141

Ruth G. Murchison
Ruth G. Murchison

Address: 110 Scottsmoore Drive
Charlotte, NC 28214
Telephone No.: (704) 399-5550

Franklin D. Gray
Franklin D. Gray

Margaret S. Gray

Address: 209 Yorkmont Road
Charlotte, NC 28210
Telephone No.:

Floyd M. Gray
Floyd M. Gray

Charlotte-Mecklenburg Planning Commission
Cameron Brown Building
301 S. McDowell Street
Charlotte, North Carolina 28204

RE: Zoning Petition of Patrick M. Nesbitt
Approximately Acres Near I-77

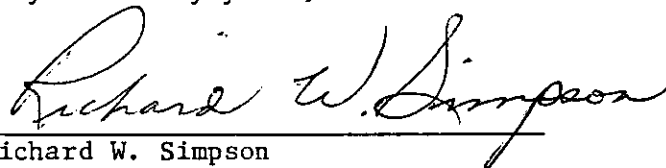
Gentlemen:

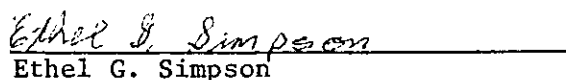
The undersigned are owners of approximately 28.88 acres near I-77 which comprises a portion of the property that is the subject of the above-mentioned Zoning Petition. The 28.88 acre tract was acquired by Deed dated February 23, 1946 and recorded in Book 1188 at Page 54 in the Mecklenburg Registry.

We have contracted to sell this property to Patrick M. Nesbitt.

We are writing to advise that we join in the above-mentioned Petition and acknowledge that Patrick M. Nesbitt is filing the Petition on our behalf and is authorized by us to handle all zoning proceedings with respect to that Petition.

Very sincerely yours,


Richard W. Simpson


Ethel G. Simpson

Address: 2716 Pencoyd Lane
Charlotte, NC 28210
Telephone No.: (704) 554-6779

PROPOSED REZONING - Patrick Nesbitt

Adjacent Property Owners

<u>Tax Code Number</u>	<u>Name of Owner & Address</u>	<u>Book & Page of Deed</u>
167-191-01	M.A. & S.H. McDonald & Martha McDonald Glenn, et al c/o Wachovia Bank & Trust Charlotte, NC 28202	3526-509
167-192-12	Robert L. Foust, Jr. & wife, Dorothy 573 Crocus Court 28210	3860-799
167-192-13	Arthur Lee Davis & wife, Alvera Ezelle 566 Crocus Court 28210	3759-289
167-192-14	Bruse Sellers and wife, Louis A. 558 Crocus Court 28210	3948-175
167-192-15	John C. Gallimore & wife, Anne L. 552 Crocus Court 28210	3612-196
167-192-16	Thomas P. Moore, III 4039 Abingdon Road (546 Crocus Court)	4913-987
167-192-17	Dagoberto C. Cueto & wife, Brenda L. 540 Crocus Court Lancaster, SC 29720	3256-108
167-192-18	David Stitt, Jr. & wife, Sarah Lee 534 Crocus Court 28210	3867-748
167-192-19	Samuel L. Johnson & wife, Barbara R. 528 Crocus Court 28210	4012-7
167-192-20	Rayfuss Williams 522 Crocus Court 28210	4479-774
167-192-27	James Henry Zeman & wife, Beverly W. 1828 E. 7th St. 28204 (515 Fallingswood Ct.)	3144-212
167-192-28	Ivan G. Torres & wife, Hilda B. 518 Fallingswood Ct. 28210	3604-440
167-192-31	Haywood W. Phifer & wife, Dianne D. 434 Short Hills Drive 28210	3790-622
167-192-32	Lloyd Reid, Jr. & wife, Bessie M. 428 Short Hills Drive 28210	3592-584

<u>Tax Code Number</u>	<u>Name of Owner & Address</u>	<u>Book & Page of Deed</u>
167-192-33	James W. Walton & wife, Clementine R. 422 Short Hills Drive 28210	4030-81
167-192-34	Clarence R. Barber & wife, Debra J. 416 Short Hills Drive 28210	4144-384
167-192-35	Joseph D. Westmoreland & wife, Vernetta B. 410 Short Hills Drive 28210	4105-974
167-192-36	Marvin R. Long & wife, Nancy J., Trustees 400 Short Hills Drive 28210	4524-815
167-192-51	Toussiant Holland & wife, Lettie 110 Kohler Avenue 20206 (306 Short Hills Drive)	4593-755
167-192-37	Herbert L. Davis & wife, Mary Richardson 300 Short Hills Drive 28210	3772-197
167-192-38	Calvin L. Bennett & wife, Ruth B. 234 Short Hills Drive 28210	2996-484
167-192-39	Walker Allen Wallace & wife, Jean B. 226 Short Hills Drive 28210	3181-72
167-192-40	Elbert L. Croker & wife, Threza Z. 218 Short Hills Drive	3694-213
167-192-41	Steven Crosby & wife, Geraldine B. FRD 1, Box 1006 Huntersville, NC 28078 (210 Short Hills Drive)	4785-172
167-192-42	Jonathan E. Irvin & wife, Helen D. 200 Short Hills Drive 28210	4101-1
167-192-43	William T. Bennett & wife, Carrie B. 154 Short Hills Drive 28210	4917-885
167-192-44	Bennie Mack Brown & wife, Jo Ann K. 146 Short Hills Drive 28210	3044-374
167-192-45	Ralph Milton Holder & Glennie Fields Holder 138 Short Hills Drive 28210	3860-46
167-192-46	Roy Lee Stamey & wife, Mona H. 130 Short Hills Drive 28210	3044-572
167-192-47	Richard Allen King & wife, Gay G. 120 Short Hills Drive 28210	4160-847
167-192-48	Johnny A. McEntyre, Sr. & Johnnie Mae Moore 8234 Nations Ford Road 28210	4037-518

<u>Tax Code Number</u>	<u>Name of Owner & Address</u>	<u>Book & Page of Deed</u>
169-215-19	Lillian B: Barnett 8201 Nations Ford Road 28210	3897-290
169-215-18	Beverly Woods & Minnie G. Woods 3331 W. Blvd. 28208 (8137 Nations Ford)	4231-946
169-215-17	Leonard W. Edwards 8131 Nations Ford Road 28210	4019-493
169-215-16	Mildred P. Shirley (Mrs. W. H., Jr. by Ent.) P.O. Box 55 Broadway, NC 27505 (8125 Nations Ford)	2678-516
169-215-15	Marie E. Barnes 8119 Nations Ford Road 28210	3697-993
169-215-14	Nancy A. Mathis 8113 Nations Ford Road 28210	3846-249
169-215-13	A. R. Hamrick & wife, Nancy H. 8107 Nations Ford Road 28210	3299-386
169-215-12	James Frederic Wooster & wife, Elma P. 8101 Nations Ford Road 28210	3775-357
169-211-02	County of Mecklenburg Political Subdivision 8041 Nations Ford Road 28210	3852-185
169-211-01	David L. Bryan, Jr. & wife, Cynthia P. 5061 York Road 28210 (HLES Nations Ford Road)	3057-462
169-275-67	David E. Fuller, Sr. & wife, Margaret B. c/o 2425 NCNB Plaza 28280 (6.46 ac. Nations Ford Road)	4758-478
169-275-69	David E. Fuller, Sr. & wife, Margaret B. c/o 2425 NCNB Plaza 28280 (6.46 ac. Nations Ford Road)	4758-474
167-141-01	FAC Associates 2425 NCNB Plaza 28280 (10.72 ac. Nations Ford Road)	4441-506

DS/BSH2/49A