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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-57c

## Document type:

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



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# OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No.	<u>85-57 (c)</u>
Date Filed	<u>9.10.85</u>
Received By	<u>CL</u>
// OFFICE USE ONLY	

## Ownership Information

Property Owner Charter Properties, Inc.

Owner's Address P.O. Box 37166, Charlotte, NC 28237

Date Property Acquired 4/84 through 5/84

Deed Reference See Attachment Tax Parcel Number See Attached

*pcw*

Location Of Property (address or description) Billy Graham Parkway  
East of Plant Disposal Rd.

## Description Of Property

Size (Sq. Ft.-Acres) 9.526 acres Street Frontage (ft.) Approximately 1600

Current Land Use Unused, No Improvements

## Zoning Request

Existing Zoning R9MF Requested Zoning I-1CD

Purpose of zoning change To develop a business park. See enclosed site plan and description.

Name of Agent \_\_\_\_\_

Agent's Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Charter Properties, Inc.

Name of Petitioner(s) P.O. Box 37166, Charlotte, NC 28237

Address of Petitioner(s) 704-377-4117

Telephone Number \_\_\_\_\_

By: [Signature]

Signature \_\_\_\_\_

\* See enclosed letter

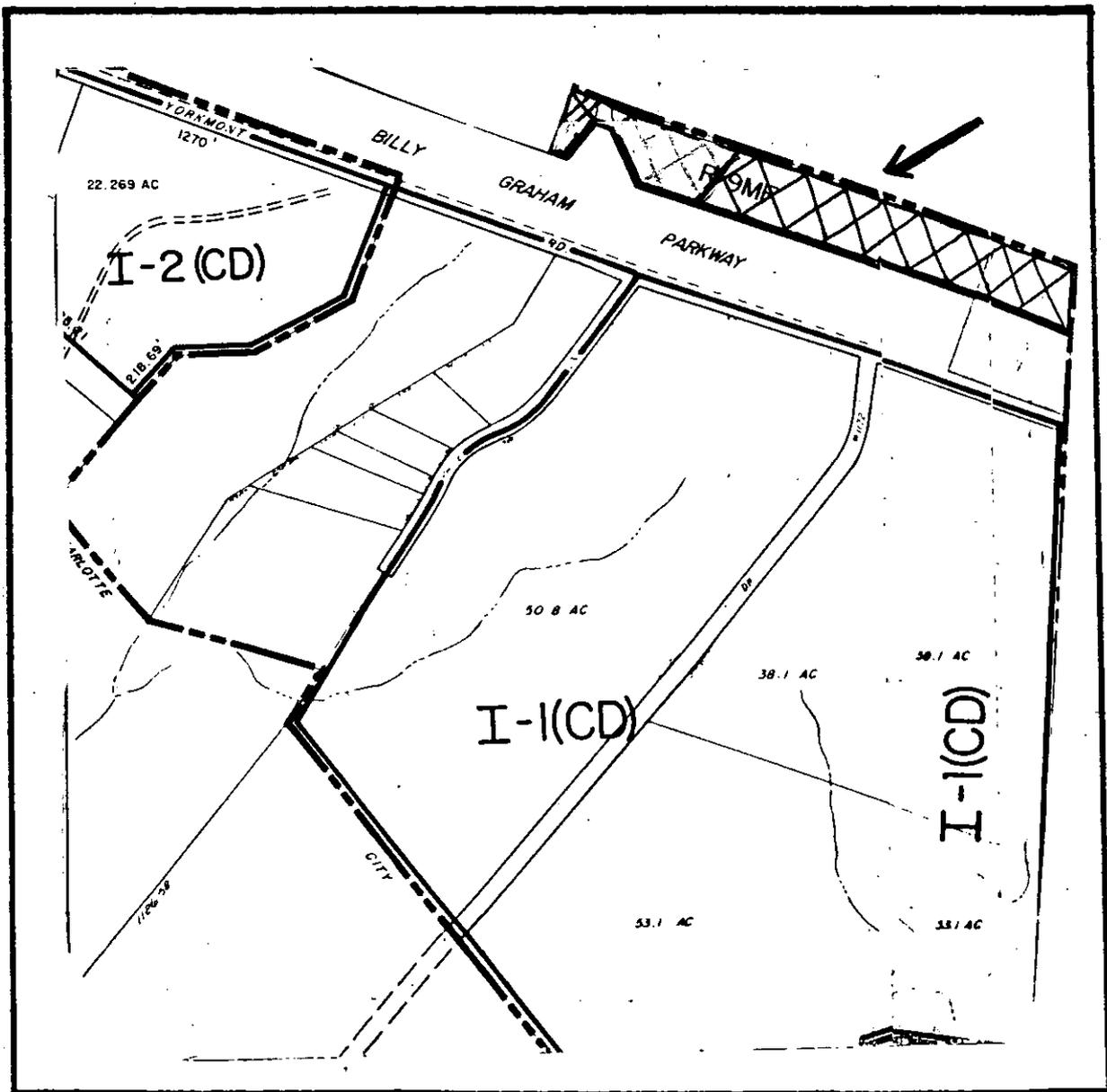
Signature of Property Owner if Other Than Petitioner \_\_\_\_\_

PETITIONER Charter Properties Inc

PETITION NO. 85-57(c) HEARING DATE October 21, 1985

ZONING CLASSIFICATION, EXISTING R-9MF REQUESTED I-1 (CD)  
9.526

LOCATION A 9.526 acre site on Billy Graham Parkway east of Plant Disposal Road



ZONING MAP NO. 126 and 127

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY COUNTY COMMISSION

Petition No. 85-57(c)  
Charter Properties, Inc.

DATE 11/18/85

ZONING REGULATIONS  
MAP AMENDMENT NO. 454

A RESOLUTION AMENDING THE MECKLENBURG COUNTY ZONING REGULATIONS

WHEREAS, a petition was presented to the Board of Commissioners of Mecklenburg County requesting the rezoning of a 7.353 acre site on the Billy Graham Parkway, east of Disposal Plant Road, from R-9MF to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2; and

WHEREAS, the Board of County Commissioners has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on October 21, 1985; and

WHEREAS, in the passage of this ordinance the Board of Commissioners of Mecklenburg County has considered the following items as required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended by changing from R-9MF to I-1(CD) with Site Plan Amendment on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING at an iron pin in the northern margin of the Billy Graham Parkway, the southwest corner of the property conveyed to Charter Properties, Inc. by deed from the Lamb's Chapel, Inc. recorded in Book 4873, Page 953, Mecklenburg County Public Registry, being also the southeast corner of the property belonging to the City of Charlotte and running thence from said beginning point with the eastern line of the City of Charlotte's property N.38-53-51E. 246.82 feet to an iron pin in the southern margin of the Southern Railroad right-of-way; thence with the said Southern Railroad right-of-way and the Charlotte City limits boundary

line S.68-52E. 1266.78 feet to an iron pin; thence continuing with the Charlotte City limits boundary line S.04-10-10W. 207.16 feet to a concrete monument; thence continuing with the Charlotte City limits boundary line S.04-38-42W. 54.35 feet to a concrete marked monument in the northern margin of the Billy Graham Parkway, the southeast corner of the property owned by the North Carolina Department of Transportation; thence with the northern margin of Billy Graham Parkway three (3) courses and distances as follows: (1) along a curve to the left having a radius of 3030.79 feet an arc distance of 138.81 feet (cord = N.65-51-37W. 138.79 feet); (2) along a curve to the left having a radius of 3030.79 feet an arc distance of 231.75 feet (cord = N.68-00-10W. 231.69 feet); (3) N.68-37-32W. 1047.69 feet to the point and place of BEGINNING and containing 7.353 acres more or less.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

Approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Commissioners

# PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Mecklenburg County Commission to  
Charter Properties, Inc.

owner(s) and successors-in-interest of the property described as tax parcel 143-021-01, 143-021-02  
143-021-04, 143-012-01, & 145-282-13

and described in detail further in the ordinance, identified below, approved by the Board of Commissioners.

In approving this parallel conditional use permit, the Mecklenburg County Commission amended section 3200 of the Mecklenburg County Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of I-1(CD)

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and sections 3200, 3201, 3202, 3203, 3204, and 1300 of the Mecklenburg County Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the Board of Commissioners under section 1300 of the Mecklenburg County Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the Board of Commissioners which may recommend that action be initiated to remove the parallel conditional use district in accordance with section 1300.