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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1985-59c

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- Applications
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- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No. <u>85-59 (c)</u>
Date Filed <u>9/25/85</u>
Received By <u>CL</u>
OFFICE USE ONLY

Ownership Information

Property Owner Withrow Enterprises, Inc. and Alan T. Withrow, Trustee

Owner's Address 10400 John Price Road, Pineville, N.C., 28134

Date Property Acquired September 7, 1984

Deed Reference Deed Book 4913, page 07 Tax Parcel Number 051-031-05

Location Of Property (address or description) 124 Carnival Street,
Mecklenburg County, North Carolina, 28213

Description Of Property

Size (Sq. Ft.-Acres) 0.89 acres Street Frontage (ft.) 60.12 ft.

Current Land Use Mobile Home Park

Zoning Request

Existing Zoning RMH Requested Zoning B-1 (C.D)

Purpose of zoning change for a new building housing office, warehouse, laundry and
neighborhood convenience store space

Rick Sellers
Name of Agent
10400 John Price Rd, Pineville, NC, 28134
Agent's Address
(704)-588-0353
Telephone Number

Withrow Family Trust and
Alan T. Withrow, Trustee
Name of Petitioner(s)
10400 John Price Rd, Pineville, NC 28134
Address of Petitioner(s)
(704) 588-0353
Telephone Number
Withrow Family Trust
Signature
Alan T. Withrow, Trustee
Signature of Property Owner if Other
Than Petitioner

CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. two signed official applications;
 2. two survey maps delineating the property in question;
 3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
-

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
 2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
 3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
 - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
 - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
 - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
 - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
 - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
 - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (i) proposed phasing, if any, and approximate completion time of the project;
 - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (k) topography at four foot contour intervals or less (existing and proposed);
 - (l) schematic site plan must be titled with project name and proposed use;
 - (m) size of schematic site plan not to exceed 42" in width;
 4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
-

APPROVED BY COUNTY COMMISSION

DATE: 12.16.85

Petition No. 85-59(c)
Withrow Family Trust,
Alan T. Withrow

ZONING REGULATIONS
MAP AMENDMENT NO. 450

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 .89 acre site located at 124 Carnival Street from R-MH to B-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 November 12, 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-MH to B-1(CD) with Site Plan Amendment on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING at a point, said point being approximately 220 feet from the southwest corner of parcel 051-031-07 which is the northeast corner of said parcel at the service road existing right-of-way; 1) thence S.53-23-57E. 113.87 feet to a point; 2) thence S.36-36-04W. 38.00 feet to a point on Carnival Road; 3) thence along a line on Carnival Road S.53-23-57E. 140.00 feet to a point on Carnival Road; 4) thence S.41-28-51W. 185.00 feet to a point; 5) thence N.50-04-17W. 110.00 feet to a point; 6) thence

N.03-40-45W. 204.41 feet to a point; 7) thence N.40-15-31E. Arc 60.12 feet to the point and place of BEGINNING.

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
Withrow Family Trust, Alan T. Withrow

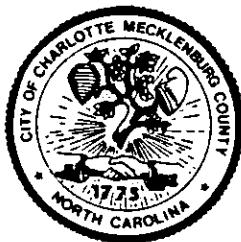
owner(s) and successors-in-interest of the property described as tax parcel 051-031-05

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 B-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.



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

December 9, 1985

Board of County Commissioners
Charlotte-Mecklenburg Planning Commission

Attached please find one statement submitted in response to Planning Commission rezoning recommendations.

This case is scheduled for decision on December 16, 1985. The meeting will be held at 9:00 o'clock A.M. in the Fourth Floor Board Meeting Room of the Education Center, 701 East Second Street.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Robert G. Young".

Robert G. Young
Land Development Manager

RGY:oj

Attachment

cc: Mr. Gerald Fox, County Manager
Mr. Marvin Bethune, County Attorney
Ms. Hazel Hatley, Administrative Assistant

To: County Commissioners

From: W. Thomas Ray
Attorney for Withrow Enterprises, Inc.
and Alan T. Withrow, Trustee

Date: December 9, 1985

Re: Rezoning Petition No. 85-59(c)

RECEIVED

DEC 9 1985

STATEMENT OF REBUTTAL

CHARLOTTE MECKLENBURG
PLANNING COMMISSION

THE WITHROW REZONING REQUEST

The Withrow request is to allow a "Mom and Pop" grocery store operation in and for the Wheeling Town neighborhood.

This request necessitates a 700-1,000 square foot change from the present zoning (R-MH to B-1 (CD)).

Present zoning (R-MH) already allows:

mobile homes;

caretaker's or manager's offices;

"service buildings to house services for occupants of the mobile home park including management office, restrooms, vending machines, washing and drying machines for domestic laundry and recreation facilities."

sanitary landfill and garbage disposal usages

#1
#2
The attached photo, marked #1 shows the site location and the service building already erected to provide services and facilities primarily to mobile home residents including laundromat, restrooms, maintenance equipment storage, perhaps some recreation facility, etc. Rather than installing vending machines to provide the goods and services of such a "Mom and Pop" operation, the Withrows sought to hire a full-time employee (probably a resident) to run the store. This kind of operation was not permitted in the R-MH zone. (See the Regulation marked #2)

PLANS AND PLANNING REPORTS

(A) PLANNING STAFF REPORTS

The Planning and the County staffs approved this request. The attached reports came from: zoning, fire, planning staff, and transportation staffs. Further, the building standards and code enforcement review indicated the Withrows "passed muster." The Planning Staff notes indicated favorable grades on their report card by the word: "OK" or "No comment." (September, 1985).

The "gravel parking" note was with reference to surplus parking spots--three more than required by the Mecklenburg

Ordinances. (See the attached Reports marked #3)

The traffic impact study by Bill Coxe (Ken Hoffman) is favorable to this rezoning request.

What happened between the initial reviews by the field staff (late September and early October, 1985) and the Pre-Hearing Staff Analysis a few weeks later objecting to the rezoning?

The PreHearing Staff Analysis made the following favorable findings:

1. The Withrow property is zoned R-MH, and is "also completely surrounded by the same zoning classification" (R-MH)

2. "The rezoning site has on it at the present time a building which is used for office and laundry/washerette purposes." Of course, there are other allowed uses in this mobile home, as recited above.

3. The rezoning proposal involves: a conditional site plan, which "is a relatively simple one"; the site is already used for office and laundry purposes; 13 parking spaces will be provided, including 9 paved spaces; screening is proposed around most of the property, ("the edge,"); no signs will be erected to attract nearby motorists; 700 square feet only is involved, and this to be within the existing building."

4. The outstanding County land use plans indicate the site is to be developed for commercial usages: "metropolitan service center," "community shopping center," "urban residential usages" (1995 Comprehensive Plan and UNCC District Plan.) Further, the site is located within the University City neighborhood and is close to the intersection of US 29 and I-85

(B) PLANNING COMMISSION RATIONALE

The linchpin of the Planning Staff's reasoning seems to be:

"Rezoning of this sort are not encouraged at all whether they be a part of a mobile home park/subdivision or within any other apartment or otherwise residential setting. Planning Commission felt that if this type of rezoning were proposed in a single family or multi-family residential area, it would receive virtually no support." (p. 2 Planning Staff's Report, which coincidentally is identical to the Pre-Hearing Staff Analysis except for "Minority Opinion".)

Is this true? (No) In the Myers Park plans in 1910, there were two neighborhood shopping centers proposed: Where the Town House Restaurant is now located on Providence Road at one end, and where the Fresh Market is located, at the other end of the neighborhood. This is often, if not usually, what is proposed or what happens in or near our neighborhoods.

Similarly, Martin Cramton and his staff, in some of their plans, proposed convenience stores/small shopping centers off NC 51 all along the urban parkway.

The 1984 UNCC Plan specifically envisions small neighborhood centers: "Once the residential market is well established, recognize the need and opportunity for a limited number of small-scale, well designed and strategically located neighborhood convenience commercial uses that are associated as part of a

residential development plan or are integrated into a well established residential market. These commercial areas should be phased for market demand based upon market data for the surrounding area submitted by the petitioner/developer." (at p. 6, "UNCC District Plan.")

The population of this neighborhood (Wheelingtown) is 750-1,000 persons, (almost 10% of the total UNCC population) or better than 200 homes. The mobile home park has been in existence for over a decade. The commercial uses proposed here are to serve the neighborhood, and not to serve as a magnet for travellers on US 29, who would have to get off that major highway, then travel along a service road, and finally swing onto Carnival Street.

There is no service center within 2-4 miles of this neighborhood in either direction. There are no known plans and no known zoning that would remedy this absence, except for this Withrow family proposal to open the Mom-and-Pop store that will serve the Wheelingtown neighborhood. It will open within weeks of a favorable vote by the County Commission.

The conclusion I reach is that the field staff supported this rezoning request. Someone else "pulled the string" and turned it down, and then this was confirmed (5-4) by the Planning Commission.

The more important conclusion I reach, however, is that the rationale is flawed. Rezoning of this sort are encouraged, and in fact, are (and ought to be) encouraged in the staff's own statements (See for example, "General Findings" summarized above, under numbers 1 and 2;) and more especially, in the Planning Commission's/Staff's "UNCC District Plan" (See, for example, p. 8, "Residential Development, quoted above.)

NEIGHBORHOOD SUPPORT

#4 Neighborhood support is overwhelming (see attached Petition, marked #4).

No opposition appeared at the hearing, nor is any known to the Withrows.

Officials at UNCC have not indicated any opposition, but according to Alan Withrow, have indicated their support.

CONCLUSION

The County Commission, I submit, should approve the Withrow Rezoning Request, and overturn the narrow Planning Commission vote.

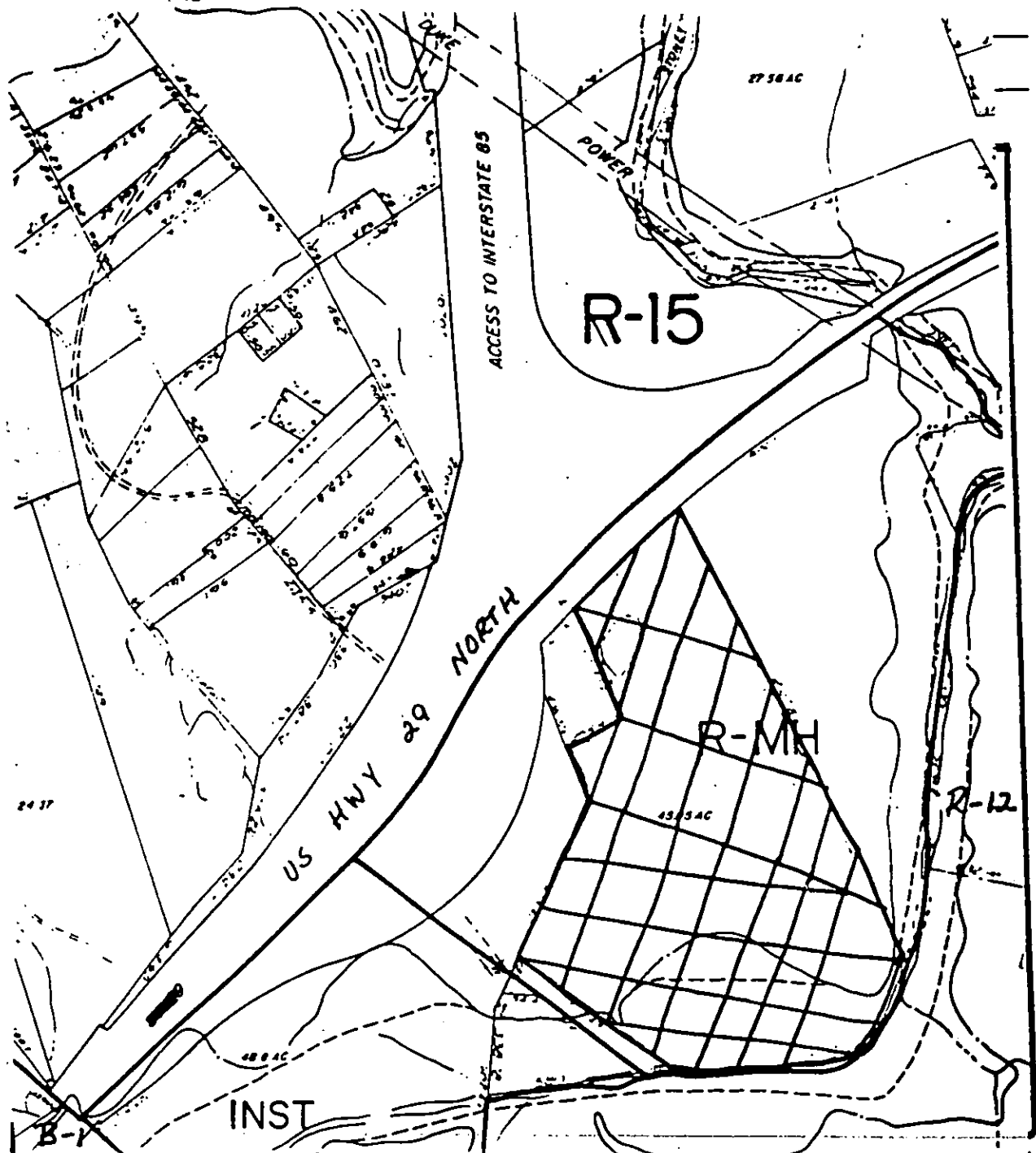
W. Thomas Ray
December 9, 1985

PETITIONER Withrow Family Trust, Alan T. Withrow

PETITION NO. 85-59(c) HEARING DATE November 12, 1985

ZONING CLASSIFICATION, EXISTING R-MH REQUESTED B-1(CD)

LOCATION A .89 acre site located at 124 Carnival Street.

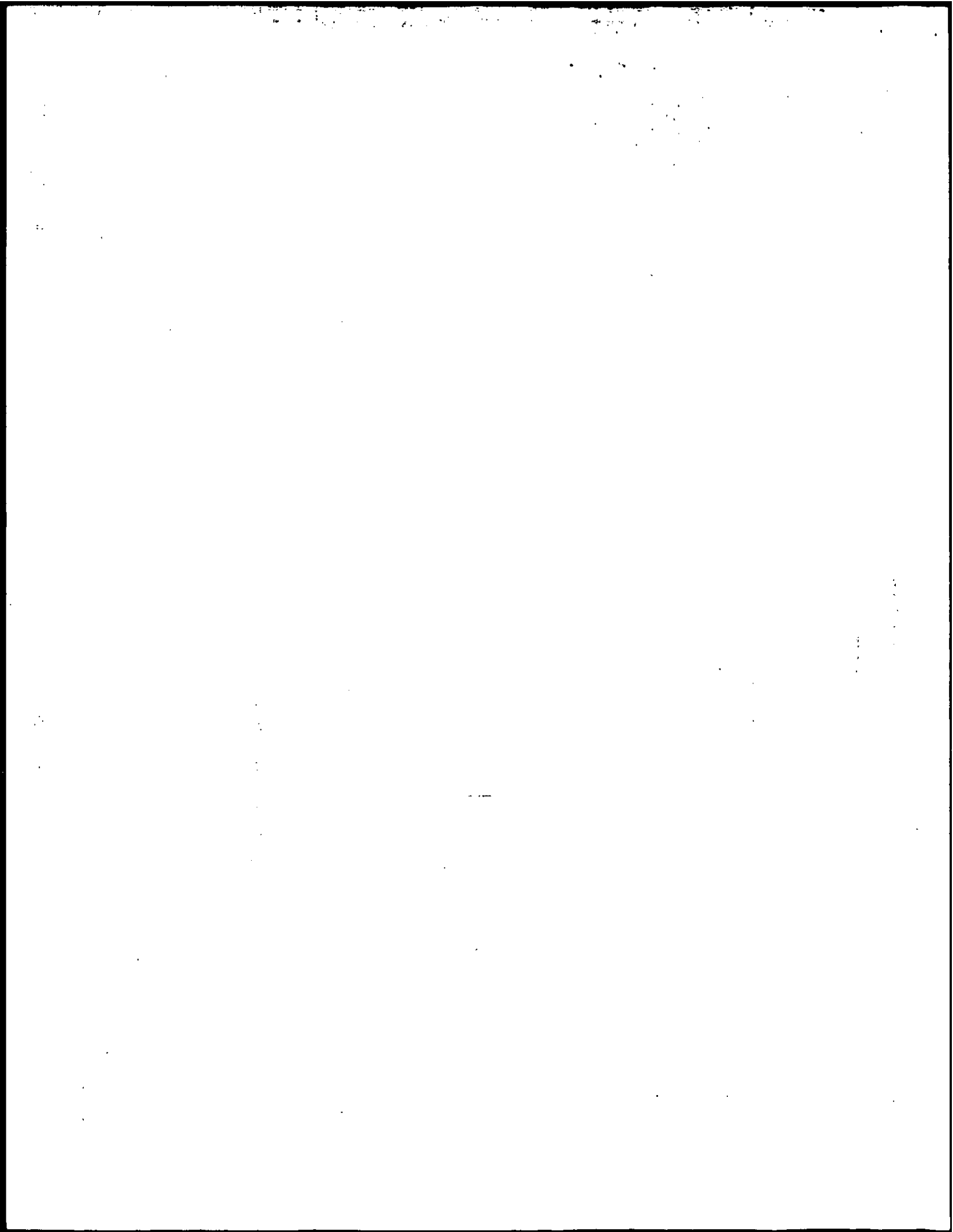


ZONING MAP NO. 54

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE





- 3212.12. Zoning map designation. Following Board of County Commissioners' approval of a R-PUD district the property will be labeled "R-PUD" on the official zoning map.
3213. R-MH mobile home district:
- 3213.1. Purpose. The purpose of this district is to provide for the development of properly located and planned facilities for mobile homes. The mobile home is recognized as a form of housing for which specific provisions should be made. It is further recognized that in urban and urbanizing areas mobile homes should be located in mobile home parks and subdivisions only, and that these areas must be carefully located and designed to meet the needs of the residents and to achieve a satisfactory relationship to adjoining and nearby property. Therefore, when evaluating an application for this conditional district, emphasis is given to the location of a proposed mobile home district, the relationship of the site and site development plan to adjoining property, and the development plan itself.
- 3213.2. Application. Applications for the establishment of R-MH mobile home districts must be submitted and will be reviewed in accordance with Section 3202. In addition, the following information must be provided.
- .1 Proposed mobile home lots or spaces.
 - .2 Proposed streets and private drives, parking areas and the total number of parking spaces to be provided.
 - .3 Recreation areas and other areas.
 - .4 Where water supply or sewage disposal system will not connect to public facilities the petitioner must provide a statement from the Mecklenburg County Health Department that the proposed system will meet the needs of the expected population.
- 3213.3. Permitted uses. Permitted uses within the R-MH mobile home district are listed below.
- .1 Mobile homes.
 - .2 Caretaker's or manager's home or office.
 - .3 Service buildings to house services for occupants of the mobile home park including management office, rest rooms, vending machines, washing and drying machines for domestic laundry and recreation facilities.
 - .4 Sales of mobile homes to be located within the district are permitted only for mobile homes which are already located on approved and established mobile home lots or spaces.

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: 9-30-85

TO: Warren

FROM: Kenneth S. Davis
Planning Commission

SUBJECT: Petition No. 85-59 (C)

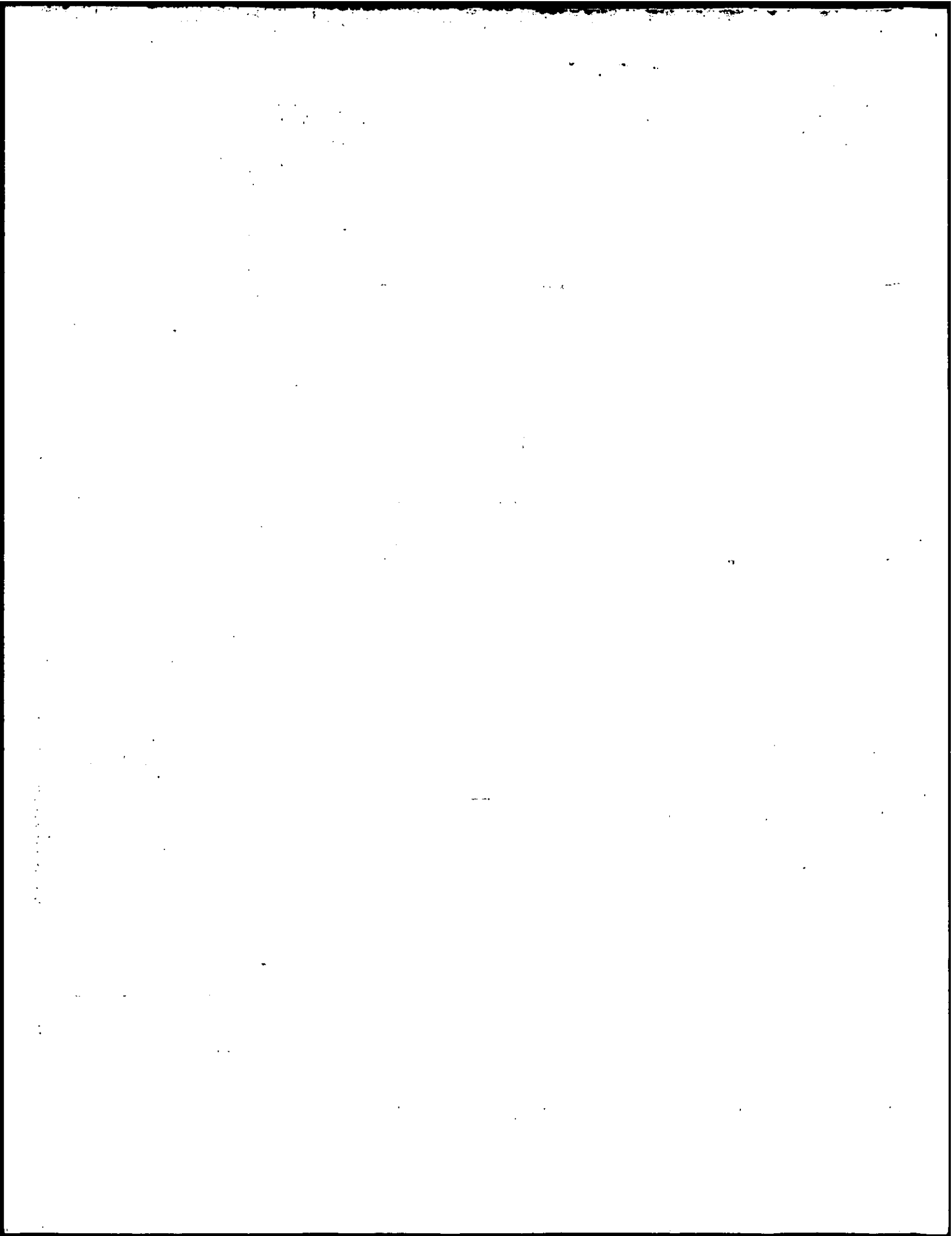
Enclosed for your information and comments is a schematic plan for the above mentioned petition. This plan will become a part of the legal ordinance providing this petition is approved by the governing body. Public hearing for this request is/was 11-12-85. To allow sufficient time for corrections to be made prior to the hearing, please return the enclosed plan, with comment, if any, to this office by 10-18-85.

Thank you.

KSD:oj

Attachment

10/16/85 J/S O.K.



85-59(c) Withdraw Family Trust

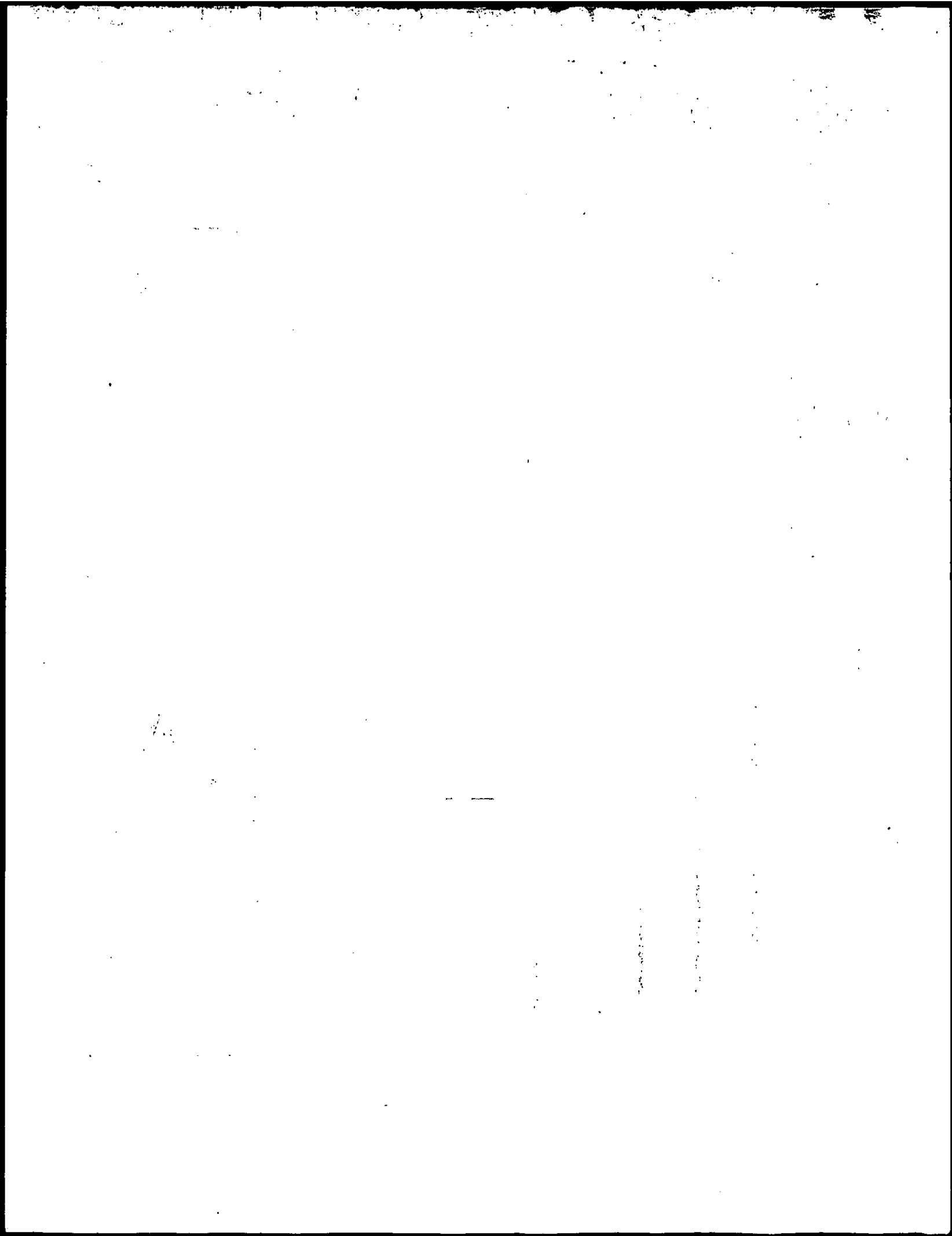
Zonung - OK

Warren - OK

Firi - ~~ok~~ no comment

Uch - Entrance to "gravel parking" needs to be better defined. Parking area not efficiently designed

Debra - Had some contact w/ petitioner's agent prior to filing - was not encouraging.



ZONING PLAN REVIEW SHEET

Case #

PROJECT NAME Withrow Enterprises PARCEL NO. 051-031-05 DATE REC'D 10-1-85
CHANGE

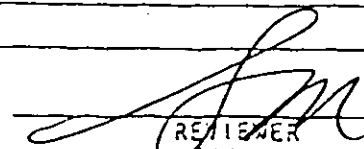
OWNER'S NAME _____ **FROM: R-MH TO: B-1(CD)**

CONSTRUCTION TYPE I II III IV V VI PLANS APPROVED _____
 OCCUPANCY CLASS A B E H F I M R S PLANS APPROVED AS NOTED, PENDING FIELD CORRECTION _____
 NO. STORIES _____ SQ. FOOTAGE _____ PARCEL ZONING R-MH CORNER LOT: YES NO
MAP # 41

ITEM	APRVD	NOT APRVD	ITEM	APRVD	NOT APRVD
PERMITTED			PARALLEL COND'T USE		
1 SECT.	✓		16 SECT.	NA	
SETBACK			PLANNED MULTI-FAMILY		
2 SECT.	✓		17 SECT.		
SIDEYARD			SHOPPING CENTER DIST. (B-1SCD)		
3 SECT.	✓		18 SECT.		
REARYARD			NON-CONFORMING USE		
4 SECT.	✓		19 SECT.		
LOT AREA			Z. B. A. RULING		
5 SECT.	✓		20 CASE #		
LOT WIDTH			SUBDIVISION PLAT		
6 SECT.	✓		21 SECT.		
BUILDING SEPERATION			MOBILE HOME PARK # SPACES		
7 SECT.	✓		22 SECT.		
PARKING # SPACES			H.D.C. APPROVAL		
8 SECT.	✓		23 4TH WARD		
STREET ABUTMENT			H.D.C. APPROVAL		
9 SECT.	✓		24 DILWORTH		
LOCATION OF ACCESSORY BLDG.			25		
10 SECT.	✓		26		
HEIGHT LIMIT			27		
11 SECT.	✓		28		
SCREENING			29		
12 SECT.	✓		30		
SIGNS					
13 SECT.	NA				
CONDITIONAL USE					
14 SECT.					
SPECIAL USE PERMIT GRANTED					
15 SECT.					

THIS PORTION OF THE ABOVE PROJECT HAS BEEN REVIEWED. QUESTIONS PERTAINING TO ITEMS ON THIS SHEET SHOULD BE DIRECTED TO THE REVIEWER LISTED BELOW. YOUR PROMPT RESPONSE WILL EXPEDITE THIS REVIEW AND THE PROCESSING OF PERMITS FOR THIS PROJECT.

SITE PLAN PREVIOUSLY APPROVED: YES NO DATE: _____
 FLOODWAY: YES NO FLOOR ELEVATION: _____
 REMARKS: _____


 REVIEWER
 (704) 336-2831
 10-23-85
 DATE



MECKLENBURG COUNTY
Fire Marshal's Office

October 7, 1985

Memo To: Kenneth S. Davis, Planning Commission
From: *DKR* Dale K. Readling, Assistant Fire Marshal, Mecklenburg County
Subject: Rezoning Petition

- Petition Number: 85-59 (c) No comments
- Petition Number: 85-5 (c) Provide adequate fire hydrants for project. Recommend turn around or through drive to accommodate fire apparatus.
- Petition Number: 85-60 (c); 85-61 (c) Adequate fire protection measures shall be provided for all projects to be included in this overall development. There should be adequate coordination between the architect, developer and the Fire Marshal's Office so as to cover all requirements of the fire prevention code.
- Petition Number: 85-58 (c) Adequate fire protection measures shall be provided for all projects to be included in this overall development. There should be adequate coordination between the architect, developer and the Fire Marshal's Office so as to cover all requirements of the fire prevention code.

DKR/11h

A-3

MECKLENBURG COUNTY
INTER-OFFICE COMMUNICATION

DATE: November 6, 1985

TO: Hazel H. Hatley, Clerk to the Board
of County Commissioners

FROM: Ken Hoffman, Director
of Engineering

SUBJECT: TRAFFIC IMPACTS OF REZONING PETITION 85-59(c)

We have examined rezoning petition 85-59(c) for its potential transportation impacts. The zoning request is to allow a portion of an existing building in the Wheelingtown Mobile Home Park to be used as a convenience store.

The traffic situation in the area will be minimally impacted by the proposed rezoning. If anything, there is the potential of reducing trips on U.S. Highway 29 as a result of some convenience shopping trips being handled internally.

Bill Coxe will attend the public hearing on this matter and will be available to respond to questions pertaining to transportation.

Ken Hoffman
WH

KH:WSC:ji

Wheeling Town

124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

We, the undersigned residents of Wheelingtown Mobile Home Park respectfully request that the County Commissioners approve the re-zoning petition # 85-59 (C), so that we may have a convenience store in our community.

1. 123 Carnival Street
2. 125 Carnival Street
3. 127 Carnival Street
4. 129 Carnival Street
5. 130 Carnival Street
6. 131 Carnival Street
7. 133 Carnival Street
8. 135 Carnival Street¹¹
9. 137 Carnival Street
10. 200 Carnival Street
11. 201 Carnival Street
12. 202 Carnival Street
13. 203 Carnival Street
14. 204 Carnival Street
15. 205 Carnival Street
16. 206 Carnival Street
17. 207 Carnival Street
18. 208 Carnival Street
19. 209 Carnival Street
20. 210 Carnival Street
21. 211 Carnival Street
22. 212 Carnival Street
23. 213 Carnival Street

Melvin & Carol Rowell

McLorie Brown

William F. Simpson

Judy S. Cathey

Joan Simpson

Judy Privette

Anta Oriola

Barbara Quack

Cathy Carbonneau

Wanda West

Lucas McLesley

Cathy Anderson

D. Kelly

Deborah O. Becker

Yvonne Tucker

Keith Brown

Marie Elliott

Cheryl A. Turner

Kurt Masterman

Harry McLean

Rusan Hill

+ Andre Cuator

54

Wheeling Town

124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

- 24. 215 Carnival Street
- 25. 216 Carnival Street
- 26. 217 Carnival Street ^{1/4}
- 27. 218 Carnival Street
- 28. 219 Carnival Street
- 29. 222 Carnival Street

- 29. 200 Bunnyfriend Street
- 30. 201 Bunnyfriend Street
- 31. 203 Bunnyfriend Street
- 32. 205 Bunnyfriend Street
- 33. 206 Bunnyfreind Street
- 34. 207 Bunnyfriend Street
- 35. 208 Bunnyfriend Street

- 36. 200 Desire Street
- 37. 201 Desire Street
- 38. 202 Desire Street ^{1/2}
- 39. 203 Desire Street
- 40. 204 Desire Street
- 41. 205 Desire Street
- 42. 301 Desire Street
- 43. 302 Desire St
- 44. 304 Desire Street
- 45. 305 Desire Street ^{1/2}
- 46. 306 Desire Street

Leo C. Jackson (HP)
Raymond C. Knight II

Laura H. Hays
Robert L. Whitely
Barbara Bowling

Rene Cote
John L. Harts
J. J. Edwards
Carl H. Hite
Jimmy Gibson

Joe Lewis
Dora J. Hiett
The Lee
Roughly Chambers
Sony Brabec
Mary Adams
BRAD MILLS
Mike Woodard
Irene Williams
Annelle Perkins
Tom Phipps

Wheeling Town

124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

47. 307 Desire Street

James M. Lewis

48. 308 Desire Street

Reginald D. Argo

49. 309 Desire Street

Chada Hamdan

50. 310 Desire Street

Shun Lee

51. 311 Desire Street

Harrison Darrow

52. 312 Desire Street^x

Richard Anderson

53. 313 Desire Street

Dorothy L. ~~Walley~~ Walley

54. 314 Desire Street

55. 315 Desire Street^x

W. L. Smith

56. 316 Desire Street

Randall Jones

57. 317 Desire Street

Randall S. Denny

58. 318 Desire Street

Ray Jay Maudin

59. 319 Desire Street

Sam Cook

60. 320 Desire Street^x

61. 321 Desire Street

Lennie Hill

62. 322 Desire Street^x

63. 325 Desire Street^y

Harold King

64. 401 Desire Street

W. C. Wilson

65. 402 Desire Street

Luther Best

66. 400 Elysian Fields Street

Red Wilson

67. 401 Elysian Fields Street

Karen Auel

68. 402 Elysian Fields Street

Therrell M. Steich

69. 403 Elysian Fields Street

Keith Wright

Wheeling Town

124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

70. 404 Elysian Fields Street

71. 405 Elysian Fields Street

72. 406 Elysian Fields Street

73. 407 Elysian Fields Street

74. 408 Elysian Fields Street

75. 416 Elysain Fields Street

76. 418 Elysain Fields Street

77. 420 Elysian Fields Street

78. 422 Elysian Fields Street

79. 424 Elysian Fields Street

80. 425 Elysian Fields Street^y

81. 426 Elysain Fields Street

82. 427 Elysian Fields Street

83. 429 Elysain Fields Street

84. 430 Elysain Fields Street^x

85. 431 Elysian Fields Street

86. 432 Elysian Fields Street

87. 433 Elysian Fields Street

88. 434 Elysian Fields Street

89. 435 Elysian Fields Street

90. 436 Elysian Fields Street

91. 437 Elysian Fields Street^y

92. 100 Frenchman Street

93. 101 Frenchman Street

K. A. Hake
David L. Snyder
Ch. B. ...

Donna Jeffrey
Benjamin Farmer
Alan & Shannon Sanford
Fred ...
Ben Fields
Brenda Argo

James Smith
Lena White
Vernon Whitehead

David ...
Jay Schumacher
Jerry Bagwell
Jeffrey P. Smith
Walter Hartman
Walter B. Newport
Mike Miller

...
Lynne ...

Wheeling Town

124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

- 94. 102 Frenchman Street
- 95. 103 Frenchman Street
- 96. 104 Frenchman Street
- 97. 105 Frenchman Street
- 98. 106 Frenchman Street
- 99. 107 Frenchman Street
- 100. 108 Frenchman Street
- 101. 109 Frenchman Street
- 102. 110 Frenchman Street
- 103. 111 Frenchman Street

Margaret Robinson

Mark Lambert

Jan C. Spinnell

Mary J. Cannon

J. Patton, Guy, Robert, Greg Patton, ^{the} _{now in F}

Cathy Parker

Bob Patterson

John J. Spence

Ernest Buff

Mr. Mrs. William Lambert

- 104. 101 Perdido Street
- 105. 102 Perdido Street
- 106. 103 Perdido Street
- 107. 105 Perdido Street
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- 112. 110 Perdido Street
- 113. 111 Perdido Street
- 114. 112 Perdido Street
- 115. 113 Perdido Street

Walter Hagan

Bella L. Latta

Donna King

David Martin

Kathy Wallace

Bonnie Frey

Dorcas Thomas

John Myers

Jim Holt

Tom Stoney

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124 CARNIVAL STREET • CHARLOTTE, NORTH CAROLINA 28213

TELEPHONE 704-596-1893

116. 117 Perdido Street

Lisa M. Leno

117. 119 Perdido Street

Bradley McNeal

118. 121 Perdido Street

Douglas Price

119. 101 Esplanade Street

Uta M. Mott

120. 103 Esplanade Street

Myrtle Cope

121. 109 Esplanade Street

Thomas J.

122. 112 Esplanade Street

Jocan R. Pearson

123. 200 Esplanade Street

Travis

124. 201 Esplanade Street

Cathy Capone

125. 203 Esplanade Street

126. 204 Esplanade Street

W. E. Shankwitz

127. 205 Esplanade Street

128. 206 Esplanade Street

206 Esplanade Susie Jones

129. 207 Esplanade Street

Richard S. ...

130. 208 Esplanade Street

Berna Hoppen

131. 209 Esplanade Street

Doug Phillips Jr.

132. 210 Esplanade Street

Gary Adams

133. 211 Esplanade Street

Sandy Fraund

134. 212 Esplanade Street

135. 213 Esplanade Street

Michael R. ...

136. 214 Esplanade Street

Douglas Best

137. 215 Esplanade Street

Bob Phifer

138. 216 Esplanade Street

Laura M. ...

139. 217 Esplanade Street

Dennis ...

140. 218 Esplanade Street

...

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TELEPHONE 704-596-1893

- 141. 219 Esplanade Street
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- 167. 308 Esplanade Street

John D. Morgan

Rachie G. Lumber

Robin Seagraves

Dorothy M. White

W. L. P. P. P.

Deena Hernandez

Tapscott Briggs

Harry E. Cook

Jack ...

Lyndon ...

Barbara ...

Janet ...

Khande ...

Paul ...

Hansen

Shirley ...

Kim ...

1984 ...

Chae ...

Hurbert ...

Richard ...

Les ...

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TELEPHONE 704-596-1893

- 168. 309 Esplanade Street
- 169. 310 Esplanade Street
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- 191. 410 Esplanade Street
- 192. 411 Esplanade Street

Janet Sue Castro
Benny L. Holcomb
Mr. Mrs. Larry Jones
Jim Farley
Larry Payne
Theresa Cozart
Bill Wiley
Wanda Kiden
Kris J. Miller
Lucy O. Dyer
Virginia M. Smith
Mary White
Thomas P. Metcalf
Timothy E. Smith
James L. Carroll
Methia A. Miller
Field of Knox
x
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

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TELEPHONE 704-596-1893

193. 413 Esplanade Street

194. 415 Esplanade Street

195. 417 Esplanade Street

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197. 421 Esplanade Street

198. 423 Esplanade Street

199. 424 Esplanade Street

200. 425 Esplanade Street

201. 426 Esplanade Street

202. 427 Esplanade Street

203. 428 Esplanade Street

Joe W. Crosby

Sharon & Ed Coulson

Jo Wilkes

Fanny Taylor

Sam Cooke

Lynda Duddy

Richard I. Matthews

Stan Platt

Sheldene Arnold

I, Pam Wilson, Assistant Manager, of Wheelingtwn Mobile Home Park hereby certify that I collected the signatures on the attached petition.

Pam Wilson
Pam Wilson

County York
State D.C.

I, Cathi Rowell, Notary Public for the said State and County herby certify that Pam Wilson, personally appeared before me on 3rd day of December, 1985 and says that the statements set forth are true and correct.

Cathi Rowell
Cathi Rowell

5/29/94
My commission expires:

Amendment to petition #1

1. 213 Carnival Street Janet Shimes
2. 217 Carnival Street ~~~~~
3. 312 Desire Street ~~~~~
4. 320 Desire Street Eugene Pettit
5. 407 Elysian Fields Street Dot Wasey
6. 425 Elysian Fields Street Joe Fealy
7. 430 Elysian Fields Street Mr. Richard Bennett
8. 103 Perdido Street Jeresa Stringers
9. 110 Perdido Street Bobby King
10. 203 Esplanade Street Mrs. William LaFalletto
11. 205 Esplanade Street Sarah Hunter
12. 212 Esplanade Street Dan Shanna
13. 230 Esplanade Street Edgar Haddy
14. 231 Esplanade Street Francis Duvick
15. 242 Esplanade Street Dot Mason
16. 400 Esplanade Street Dave B. Phelan
17. 405 Esplanade Street Jean Lee
18. 410 Esplanade Street Walter Longlands
19. 423 Esplanade Street Perry Vinson
20. 425 Esplanade Street Lora E. L. Dean