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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986-003 (c)

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>86-3 (c)</u>
Date Filed	<u>11-25-85</u>
Received By	<u>CL</u>
OFFICE USE ONLY	

Ownership Information

Property Owner MRS. EUNICE G. Holcomb
Owner's Address 1330 PLEASANT PLAINS ROAD
MATTHEWS, N.C. 28105
Date Property Acquired 1949
Deed Reference 2142-147 and 1490-213 Tax Parcel Number 227-161-7 AND 8

Location Of Property (address or description) 1330 PLEASANT PLAINS ROAD
MATTHEWS, N.C. (INTERSECTION OF PLEASANT PLAINS ROAD AND WEDDINGTON ROAD)

Description Of Property

Size (Sq. Ft.-Acres) APPROX. 2.4 ACRES Street Frontage (ft.) APPROX. 300 FT ON
PLEASANT PLAINS ROAD AND APPROX. 100 FT. ON WEDDINGTON ROAD
Current Land Use R-15 RESIDENT; OCCUPIED BY MRS. HOLCOMB

Zoning Request

Existing Zoning R-15 Requested Zoning B-1 C-D.

Purpose of zoning change This property had a owner-occupied business operating under a

Grandfather Clause for over 23 years. From 1950-61 it was known as the Old Wagon Wheel. From
1962-83 it was known as the ^{m+s.} Variety Store. Property has ~~now~~ returned back to R-15 due to NO
active business for last two years. Purpose of zoning request is to allow for a convenient store with the operation
of Gas Pumps. We would like to have allowance for a small

Name of Agent tenants (Dry Cleaner OR laundry service) Name of Petitioner(s) CURTIS RUDOLPH

Agent's Address _____ Address of Petitioner(s) 1409 E. BIVD. CHAR. 28203

Telephone Number _____ Telephone Number 3765564

Signature Curtis Rudolph

X Eunice G. Holcomb
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 to help defray administrative expenses (see fee schedule below);
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 to help defray administrative expenses (see fee scheduled below):

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

<u>Size of Parcel</u>	<u>Application Fee</u>
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$300.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$500.00

(Checks payable to 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;
 - (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).