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* 0 0 B R E A K 0 0 *

**OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY**

Petition No. 86-45(c)
Date Filed 5/27/86
Received By LD
OFFICE USE ONLY

Ownership Information

Property Owner Grey Fox Farms, Inc.
Owner's Address 2100 Pleasant Plains Road
Matthews, North Carolina 28105
Date Property Acquired ~~1976~~ 1985

Deed Reference 5074, at page 798 Tax Parcel Number 227
277-161-09

Location Of Property (address or description) Weddington Road, near the
intersection of Weddington Rd. and Pleasant Plains Rd. (Old Monroe Rd.)

Description Of Property

Size (Sq. Ft.-Acres) 0.162 acres Street Frontage (ft.) 150 ft. (est.)
Current Land Use Vacant

Zoning Request

Existing Zoning R-15 Requested Zoning B-1(CD)
Purpose of zoning change See (1) statement attached, plus (2) Site Plan and
Survey which or will be attached.

W. Thomas Ray, Ray and Brooks
Attorneys at Law
Name of Agent
7400 Matthews-Mint Hill Road
P. O. Box 23487 Mint Hill, NC 28281
Agent's Address
704/545-1206
Telephone Number

*seen
first
3 pages*

Clinton Shively
Name of Petitioner(s)
1409 E. BIRD CHAR. N.C.
Address of Petitioner(s) 28203
376 5564
Telephone Number

Signature
Signature of Property Owner if Other
Than Petitioner

OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No. 86-45(c)

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Ownership Information

Property Owner _____

Owner's Address _____

Date Property Acquired _____

Deed Reference _____ Tax Parcel Number _____

Location Of Property

 (address or description) _____

Description Of Property

Size (Sq. Ft.-Acres) _____ Street Frontage (ft.) _____

Current Land Use _____

Zoning Request

Existing Zoning _____ Requested Zoning _____

Purpose of zoning change _____

Name of Agent

Agent's Address

Telephone Number

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Ram L. Raley
Signature

Francis Co. Hoke - Grey Fox Farms, Inc.
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).
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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).
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NORTH CAROLINA
MECKLENBURG COUNTY

REZONING APPLICATION
(Petition No. 86-45(c))

PURPOSE OF ZONING CHANGE

Petitioners request that the subject tract located outside of Matthews near the intersection of Pleasant Plains Road (Old Monroe Road) and Weddington Road be rezoned from R-15 to B-1 (CD). This tract fronts only on Weddington Road.

It should be pointed out that this rezoning request is a companion request to that which was previously decided favorably and denoted by Petition No. 86-3(C). The first rezoning request involved land at the intersection of these two (2) roads and likewise, involved a change from R-15 to B-1(CD). No opposition was expressed to the first rezoning request. This request was approved by a majority of the Planning Commissioners and by all of the Mecklenburg County Commissioners.

This second request will permit travel to and from the commercial site by an access road on Weddington Road. This commercial property (involved in the first rezoning) cannot be reached through a residential zone, the subject of this second rezoning. Thus, there is a need for a rezoning change, in order to allow access to and from Weddington Road.

Mecklenburg County Transportation Officials have expressed the need for such a road. (See the attached copy of Bill Coxe's May 12, 1986 letter.) This access road will be in addition to the intersection improvement (which is likely to be in the nature of a new "T" intersection) the NC DOT are likely to put in place at the Weddington Road - Pleasant Plains Road intersection.

ATTACHMENTS

The Site Plan and Survey are or will be attached.

There will also be attached to this Petition, or otherwise provided to the County and Planning Commissioners as well as their staffs, the following illustrations relative to this rezoning request:

(1) Photos of the subject site: an aerial photo and a photo from ground level.

(2) A copy of the Narrative Statement (First Rezoning) plus the several attachments that address points made in that Statement. These relate to both rezonings.

ADJACENT PROPERTY OWNERS

R. L. and Jane Williams
P. O. Box 197
Matthews, North Carolina 28105
T.P. No. 227-291-01
Deed No. 3168-295

Grey Fox Farms, Inc.
2100 Pleasant Plains Road
Matthews, North Carolina 28105
T.P. No. 227-161-09
Deed No. 5074-798

Richard W. and Jo Ann Holcomb
1700 Pleasant Plains Road
Matthews, North Carolina 28105
T.P. No. 227-161-06
Deed No. 4108-486

Matthews Heather Land
P. O. Box 1077
Matthews, North Carolina 28106
T.P. No. 227-311-98
Deed No. 4873-016

Mrs. T. E. Holcomb
1330 Pleasant Plains Road
Matthews, North Carolina 28105
T.P. No. 227-161-08
Deed No. 1490-213
T.P. No. 227-161-07
Deed No. 2142-147

(It is anticipated that the sale of this Holcomb property will be closed out by May 30, 1986, with Petitioners purchasing the same.)