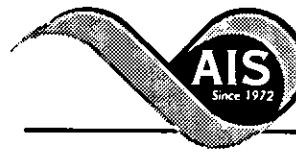




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Petition # 72-100 (c)

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- Site Plans



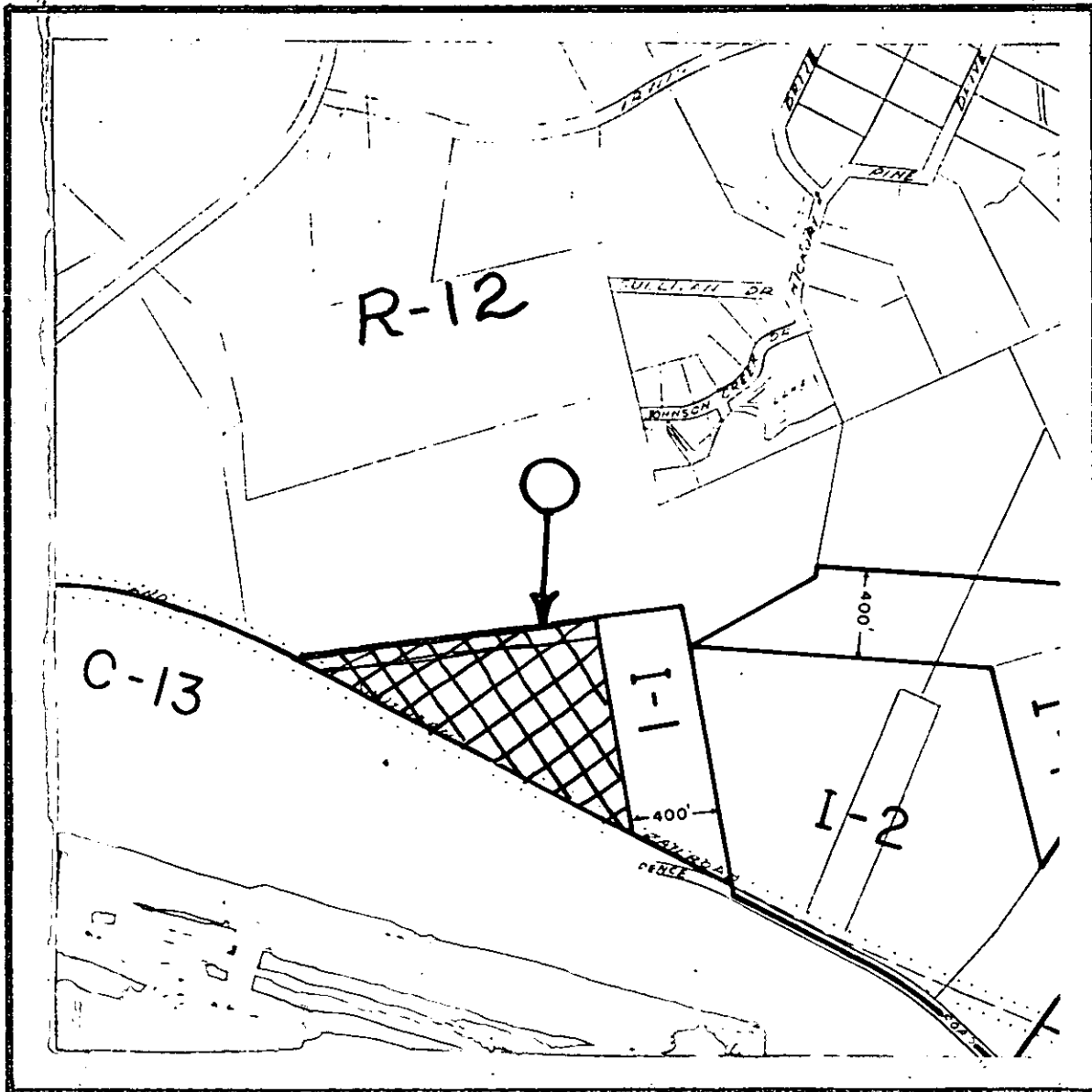
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PETITIONER Samuel S. Williams and Henry James, Jr.

PETITION NO. 72-1CO(c) HEARING DATE December 11, 1972

ZONING CLASSIFICATION, EXISTING R-12 REQUESTED I-1

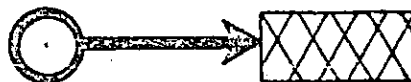
LOCATION, N. of Pence Road W. of Durable Wood Preservers, Inc.



ZONING MAP NO. C-11

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



Reasons why the zoning classification should be changed:

This property, all under one ownership, is immediately adjacent to a 400 foot I-1 buffer which in turn is immediately adjacent to an Industrial-2 zoning and use, which relates to outdoor treated lumber storage, etc. The configuration of the existing Industrial-1 buffer is insufficient in size to afford appropriate industrial development, or to justify crossing expense of what is now the Southern Railway system. The zoning sought, Industrial-1, would encompass an area of 16 acres and thus provide an Industrial-1 tract of some 26 acres which would warrant immediate water tank development and crossing expense. The railway right-of-way at this point is 100 feet in width and the railway effectively cuts this tract into clearly defined parcels. A light industrial park would not jeopardize surrounding residential property and an appropriate land berm could be constructed along the northerly property line. The eventual development of this property is as indicated on the attached reduced scale survey showing an industrial site of 26 acres, the commercial area and commuter parking center of approximately 10 acres and development to the south of Pence Road by way of a small convenience shopping center, a 30 acre multi-family site and the balance in single family, relating in development extent to Birnham Woods subdivision up to which this southern tract abuts. However, this zoning request is for 16 acres lying north of the railway right-of-way and adjacent to existing Industrial-1 property. The property is but a short distance from what will be sewer availability and water availability now exists at the southernmost part of the entire tract, i.e., in Birnham Woods. Evaluations have been made relative to the economic effects of this type of zoning and it is felt that school expense and waste treatment expense as produced from this property in relationship to revenues to be produced by property taxes would favor this type of development at this location. Accordingly, notwithstanding the lack of immediately available city water and the lack of immediately available city sewerage, it is requested that consideration be given to this zoning request, so as to afford start-up time for light industrial development in an attractive manner which would avail itself of the rail siding availability at this location.