

Petition No. 73-41C

May 11, 1973

To Charlotte-Mecklenburg Planning Commission
Charlotte, North Carolina

Gentlemen:

Your consideration of a recommendation to the County Commissioners for a change in zoning classification of the property hereinafter described is requested.

Title to the property is owned by the following persons, who acquired the property by the designated deeds:

<u>Name of Owner</u>	<u>Deed Date</u>	<u>Mecklenburg Registry</u>	
		<u>Book</u>	<u>Page</u>
Myrtle Stancil	1926	644	127
Harvey Morris	5/22/58	1948	305
Iris M. Morris	3/30/35	866	230

Location of Property: Acreage located at or near the northwest intersection of Hickory Grove Road and Newell-Hickory Grove Road in the County of Mecklenburg, as more particularly identified and described on the attached plat, which is made a part of this Petition.

Present Zoning Classification: Part R-12 and Part R-9MF

Requested Zoning Classification: B-1SCD

Reasons Why the Zoning Classification Should be Changed: The site is a logical and desirable location to provide modern, well-planned neighborhood convenience facilities for the rapidly growing Hickory Grove Community. There are no such facilities in the area and it is unreasonable to assume that the existing nearby strips of B-1 zoning can or will be utilized to serve this need. The development of the subject property on a preplanned B-1SCD basis will assure compatibility with the adjoining properties and proper orientation to the major intersection where it is located. Hopefully, such development will encourage an up-graded usage of the existing B-1 strips and deter future requests for such additional strips.

Benj. S. Horack
Attorney for Petitioner
1300 Johnston Building
Charlotte, North Carolina 28281
Telephone: 376-2491

Myrtle Stancil
Myrtle Stancil
Address: 5901 Hickory Grove Road, City, 28210
Telephone: 537-1990 (Res.) 333-7547 (Office)

Harvey Morris
Harvey Morris
Address: 4947 Rozzells Ferry Road, City, 28214
Telephone: 399-8893 (Res.) 399-3431 (Office)

Iris M. Morris
Iris M. Morris
Address: 4947 Rozzells Ferry Road, City, 28214
Telephone: 399-3893