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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

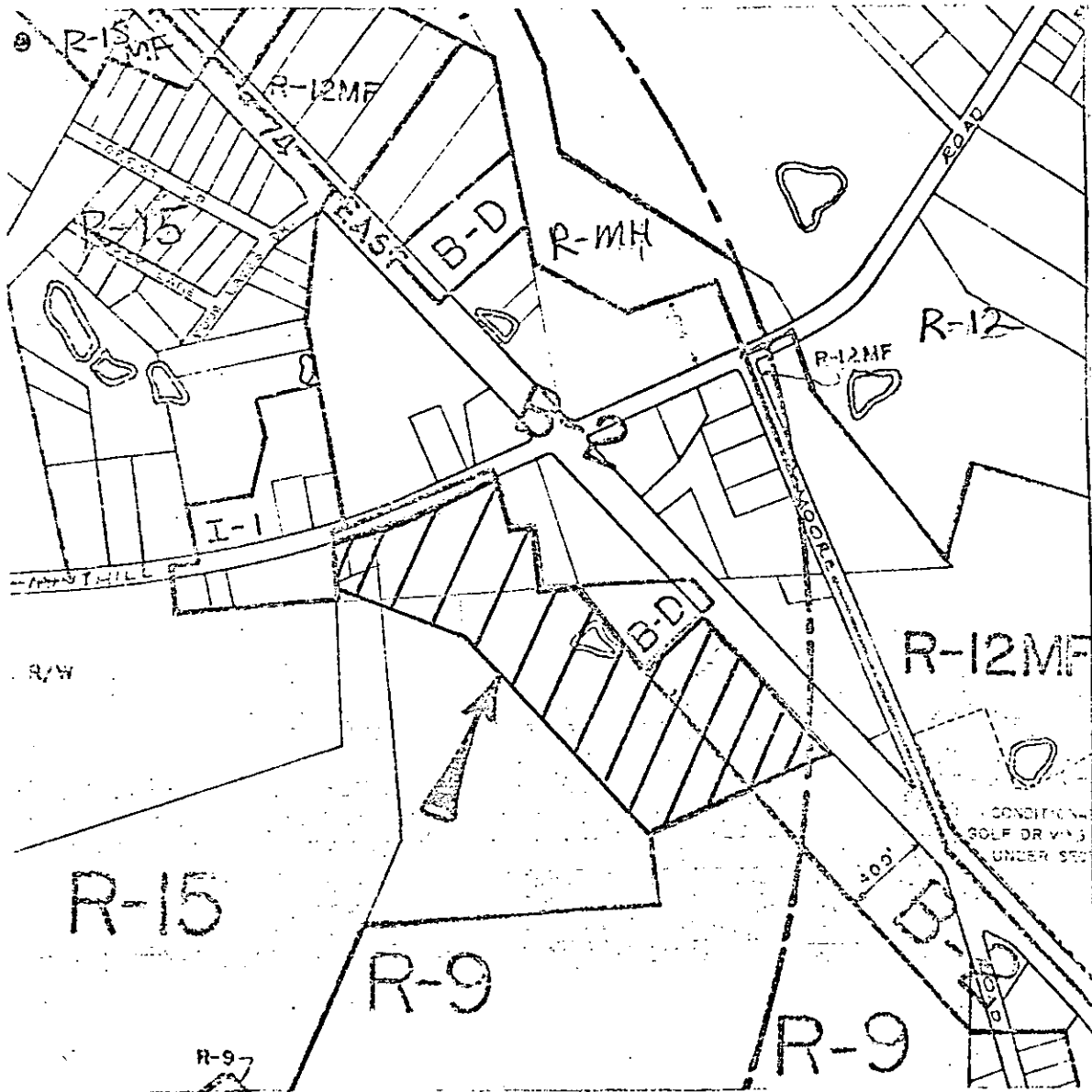
## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
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  - Other
- Site Plans



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Petition No. 80-2(c)  
Petitioner: Faison Associates  
Request: B-2 & R-15 to B-1 SCD  
Purpose of Change: To allow construction of a neighborhood shopping center containing over one hundred thousand square feet.



PROPERTY INFORMATION

Property Owner: P. F. Brigman, Blake Brigman, R. Wayne Brigman, Jean Brigman Grigston and Sybil Brigman Jones.

Date Acquired: December 22, 1975; January 7, 1939; September 21, 1976; January 7, 1939; July 10, 1957; September 21, 1976.

Deed Ref.: 3811-707, 964-183, 3885-60, 964-183, 1928-202, 3885-60.

Tax Parcel No.: 215-081-23, 24, 14, 25, 07, 13

Current Tax Value:

<u>Tax Parcel</u>	<u>Assessed Value</u>	<u>Percentage of Parcel Included In Petition Area</u>	
215-081-23	197,890	A11	197,890
215-081-24	168,310	A11	168,310
215-081-14	94,480	34.7%	32,784
215-081-25	21,510	A11	21,510
215-081-07	10,190	A11	10,190
215-081-13	85,210	1.6%	1,379
Current Tax Value of property included in petition			<u>432,063</u>

Size: 26.6 acres

Street Frontage: 940 feet on the southerly side of U. S. 74 and 600 feet on the southerly side of N. C. 51.

Current Land Use: Farming and residential, 1.48 acres of the property being petitioned is presently being used for retail sales.

ZONING HISTORY

Present Zoning: 6.9 acres B-2, 19.7 acres R-15

Date Established: August 5, 1968

Past zoning changes on property or within area: There have been three rezoning requests surrounding the U. S. 74 - N. C. 51 intersection which are relative to this petition. Adjoining the subject property and fronting on U. S. 74 lies a tract which was petitioned in 1976. The property was zoned B-2 and I-1 was requested. B-D zoning was approved for the property. North of the subject property on the north side of U. S. 74 lies a tract which was petitioned in 1978 for a change from B-2 to B-D by the 84 Lumber Co. B-D zoning was approved for this property. To the west of the subject site on the northerly side of N. C. 51 lies a tract which was petitioned in 1977 for a change from R-15 to I-1. That petition was approved to I-1.

NEIGHBORHOOD FEATURES/CHARACTERISITCS

Defined neighborhood of which property is a part: Matthews

Transportation facilities:

Arterials

U. S. Hwy. 74

N. C. Hwy. 51

Physical Features

4 lane expressway

2 lane thoroughfare

Traffic Volumes

20,000 ADT 24 hr.

8,100 ADT 24 hr.

Trip Generation Estimates (Peak Hour)

Faison/Keys Estimate      459 trips

CMPC

Shopping Center 100-199,999 sq. ft. has 5 trips per 1000 sq. ft.

Food Store    34,019

Discount      76,461

L. L. Bldg.    8,500

118,980 @ 5 trips = 594

5000 sq. ft. expansion assumed to be Drive in Restaurant @ 31.6 trips per 1000 sq. ft. = 158

TOTAL TRIPS = 752 trips.

The estimate given in the traffic impact report appears low.

There are several questions yet unanswered as to road improvements along U. S. 74 and N. C. 51 and particularly improvements to the intersection of said roads. Improvement possibilities and alternatives to U. S. 74 along this segment are now being considered but not yet decided. N. C. 51 is presently being widened to a two-lane facility on the north side of U. S. 74. Improvements to N. C. 51 through the Matthews town limit are being withheld pending a decision by the State as to whether or not a 51 By-Pass is needed.

Affect of Independence Improvements. The Hensley-Schmitt improvements report proposes using the existing 200 ft. ROW to build a 6 lane limited access roadway. The proposal would require the roadway from Conference Drive to the Outer Belt Interchange to have access only at thoroughfares, and close median cuts elsewhere. The proposed additional light and median cut would be in conflict with this proposal after implementation.

The proposed median cut and light on Independence is only 2100 feet from the major intersection of U. S. 74 and Highway 51. The widening of Highway 51 to 4 lanes may move the intersection closer. The location may be a traffic congestion problem.

The report also indicates an interchange with Highway 51 and with the Outer Belt. The Highway 51 interchange would be only 1200 feet from the Outer Belt interchange and it is questionable whether both would be built. However if the Highway 51 Interchange is constructed, nearly the entire site would be needed for the interchange.

Transit Services Within Area: Bus service is not provided to this site. Express service is provided to the Matthews Town Square via Bus Route 65X Matthews Express with two morning buses and two afternoon buses.

PLANS AND PROGRAM IN THIS AREA

Comprehensive Plan 1995: The Plan map indicates that this property lies just outside of the urbanized area.

SIGNIFICANT ZONING DISTINCTIONS

Present Zoning

Use: Single family residential &  
General business  
Density: The 19.7 acres zoned R-15  
would permit a maximum of  
57.2 dwelling unit, this  
density calculation is not  
applicable to the 6.9 acres  
zoned B-2.

Development Standards

Lot Size: For R-15 zoning a 15,000  
square foot minimum is  
required, this is not  
applicable to the B-2  
zoning

Setback: R-15: 40 ft.  
B-2: 40 ft.  
Rear Yard: R-15: 55 ft.  
B-2: 10 ft.

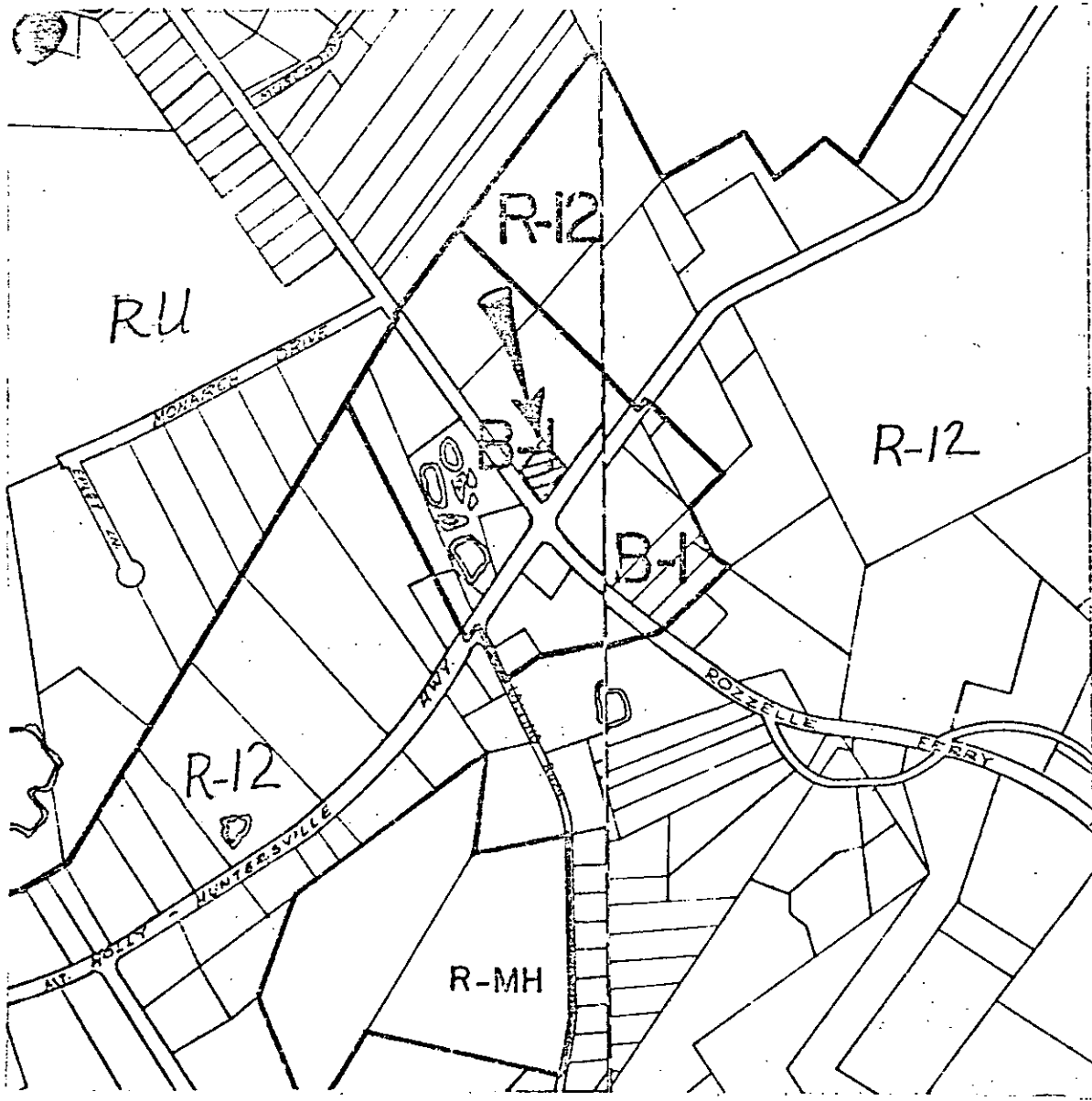
Proposed Zoning

B-1 Shopping Center District  
Not applicable

A unique set of development  
standards applies to the B-1 SCD  
District which are:

- 1) The minimum site area shall  
be 3 acres.
- 2) The minimum distance from street  
lines to any building shall be  
40 ft.
- 3) The minimum distance from other  
property lines to any building  
shall be 25 ft. for any building  
under 40 ft. in height.

Petition No. 80-6(c)  
Petitioner: McClure Real Estate and Investment  
Request: B-1 to B-2  
Purpose of Change: To construct a building for Butler Animal Outpatient Clinic.



PROPERTY INFORMATION

Property Owner: Doyle G. Lingerfelt  
Date Acquired: August 26, 1976  
Deed Ref.: 3873-749  
Tax Parcel No.: 023-126-01  
Current Tax Value: 18,030  
Size: .97 acres  
Street Frontage: 210 feet on Mount Holly-Huntersville Road  
210 feet on N. C. 16  
Current Land Use: Vacant

ZONING HISTORY

Present Zoning: B-1  
Date Established: May 6, 1968  
Past zoning changes on property or within area: Property along Lawing Road which is south of the subject property is the only property within this area which has been petitioned for rezoning. The rezoning requests along Lawing Road were from R-12 to R-MH and were approved in 1968.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Coulwood

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volume</u>
N. C. Hwy. 16	2 lane thoroughfare	
Mt. Holly-Huntersville Rd.	2 lane thoroughfare	

A 1½ mile segment of N. C. 16 of which subject property is included has been studied by the N. C. D. O. T. and the need was determined to improve this segment to a four lane facility to increase the flow of traffic. Rather than widen the present N. C. 16. The State will build a new four lane 1½ mile along segment east of N. C. 16. This new road will begin at Plumcrest Road and will run northwesterly, parallel with N. C. 16 and will connect at Nance Cove Road which is before reaching Mountain Island Lake. This improvement will relieve traffic on this section of N. C. 16 and will facilitate the movement of traffic along this corridor.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan map suggests that this property should be non-urban.

Special Projects: The re-routing of N. C. 16 through this area which was previously stated.

SIGNIFICANT ZONING DISTINCTIONS

Present Zoning

Use: Neighborhood business  
Density: Not applicable

Proposed Zoning

General business  
Not applicable

Development Standards:

Lot Size: not applicable  
Setback: 40 ft.  
Rear Yard: 10 ft.

40 ft.  
10 ft.



ADJOINING PROPERTY OWNERS

(BASED ON MECKLENBURG COUNTY TAX RECORDS AS OF JANUARY 1, 1979)

Tax Parcel Number	215-081-06
Owner	Charles N. Reid and wife, Ellen L. Reid
Address	3512 Wilkinson Blvd. Charlotte, N.C.
Tax Parcel Number	215-081-22
Owner	PCA International Inc.
Address	801 Crestdale Ave. Matthews, N.C. 28105
Tax Parcel Number	215-081-15
Owner	National Facilities Corp.
Address	10889 Wilshire Blvd. Los Angeles, Cal. 90024
Tax Parcel Number	215-081-14
Owner	Brigman Family Farm Properties
Address	1430 Matthews-Mint Hill Rd. Matthews, N.C. 28105
Tax Parcel Number	215-081-13
Owner	Brigman Family Farm Properties
Address	1430 Matthews-Mint Hill Rd. Matthews, N.C. 28105
Tax Parcel Number	215-081-27
Owner	Harry C. Grimmer and wife, Elise R.
Address	2901 Houston Branch Road Matthews, N.C. 28105
Tax Parcel Number	193-282-34
Owner	Don P. Edwards and wife, Lois C. Edwards
Address	4329 McKee Rd. Matthews, N.C. 28105
Tax Parcel Number	193-282-27
Owner	Edward Neal Moser and wife, Sarah T. Moser and Ethridge Z. Smith and wife, Nancy Smith
Address	RFD 3 Waxhaw, N.C. 28178
Tax Parcel Number	193-282-24
Owner	Thomas Mack Helms and wife, Martha
Address	10809 E. Independence Blvd. Matthews, N.C. 28105

Tax Parcel Number	193-282-22
Owner	Bancroft Realty Company
Address	P.O. Box 468 Clearwater, Fla. 33518
Tax Parcel Number	193-282-33
Owner	Thomas Mack Helms and wife, Martha
Address	10809 E. Independence Blvd. Matthews, N.C.
Tax Parcel Number	193-282-23
Owner	E.P. Nisbet Company
Address	P.O. Box 4367 Charlotte, N.C.
Tax Parcel Number	215-101-04
Owner	Poulos Enterprises, Inc. and Bill Gallis and wife, Mary P.
Address	1521 Emerywood Dr. Charlotte, N.C. 28210
Tax Parcel Number	215-101-05
Owner	Alton Williamson and wife, Vernessa
Address	2016 Moore Rd. Matthews, N.C. 28105
Tax Parcel Number	215-101-10
Owner	Costas Panou and Tom Nixon
Address	11501 E. Independence Blvd. Matthews, N.C. 28105
Tax Parcel Number	215-101-06
Owner	Costas Panou and Tom Nixon
Address	11501 E. Independence Blvd. Matthews, N.C. 28105