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- Site Plans



* 0 0 B R E A K 0 0 *

PETITIONER McClure Real Estate and Investments Inc.

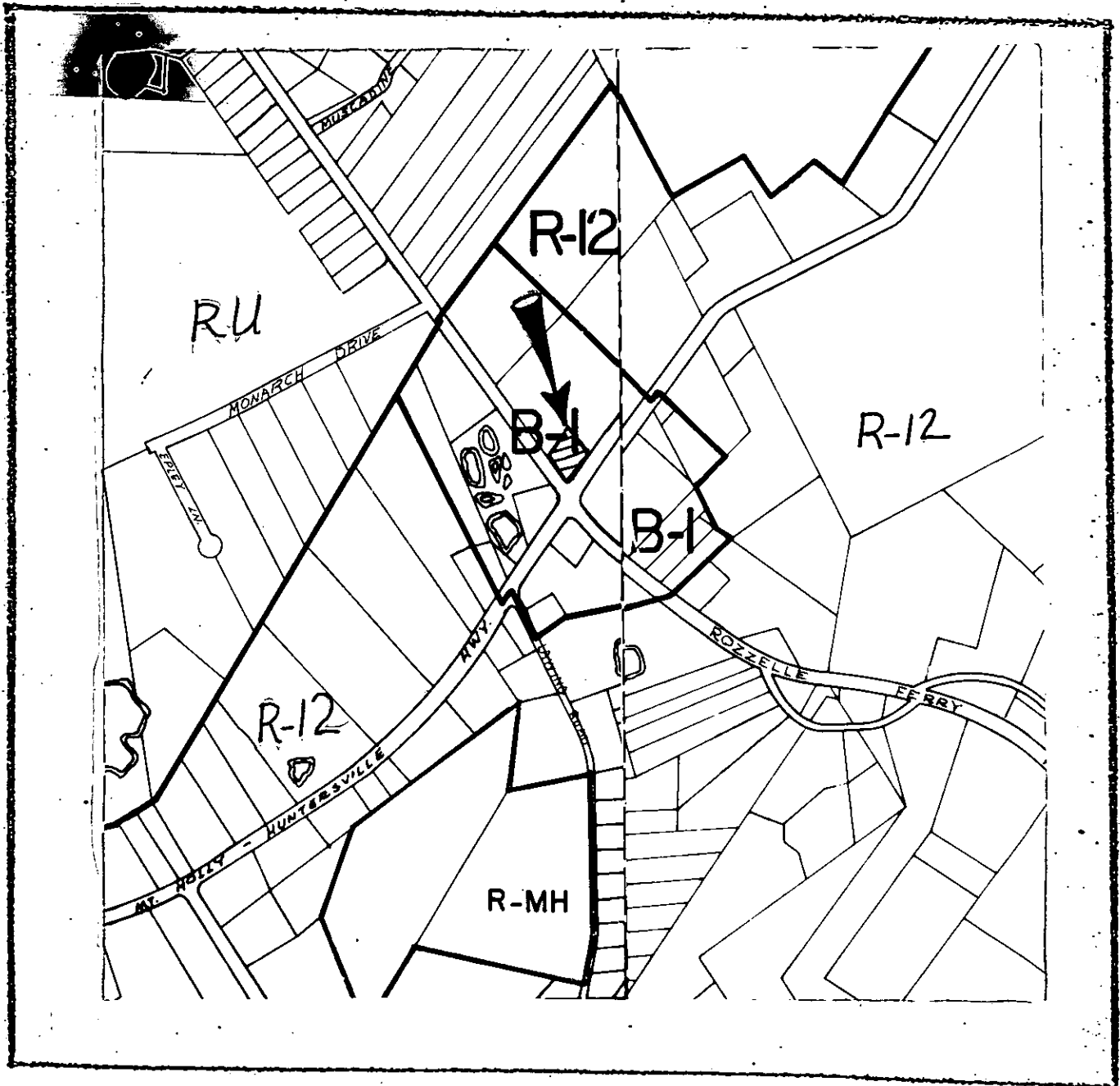
PETITION NO. 80-6(c)

HEARING DATE 2/11

ZONING CLASSIFICATION, EXISTING B-1 REQUESTED B-2

LOCATION A .978 acre parcel located at the northerly corner of the N. C. Hwy. 16 and Mt. Holly-Huntersville Road intersection.

Acreage: .978



ZONING MAP NO. 131

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



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

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Neighborhood business	General business
Density:	Not applicable	Not applicable
<u>Development Standards:</u>		
Lot Size:	not applicable	40 ft.
Setback:	40 ft.	10 ft.
Rear Yard:	10 ft.	