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# City of Charlotte – Planning Dept. Scanning Rezoning Files

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

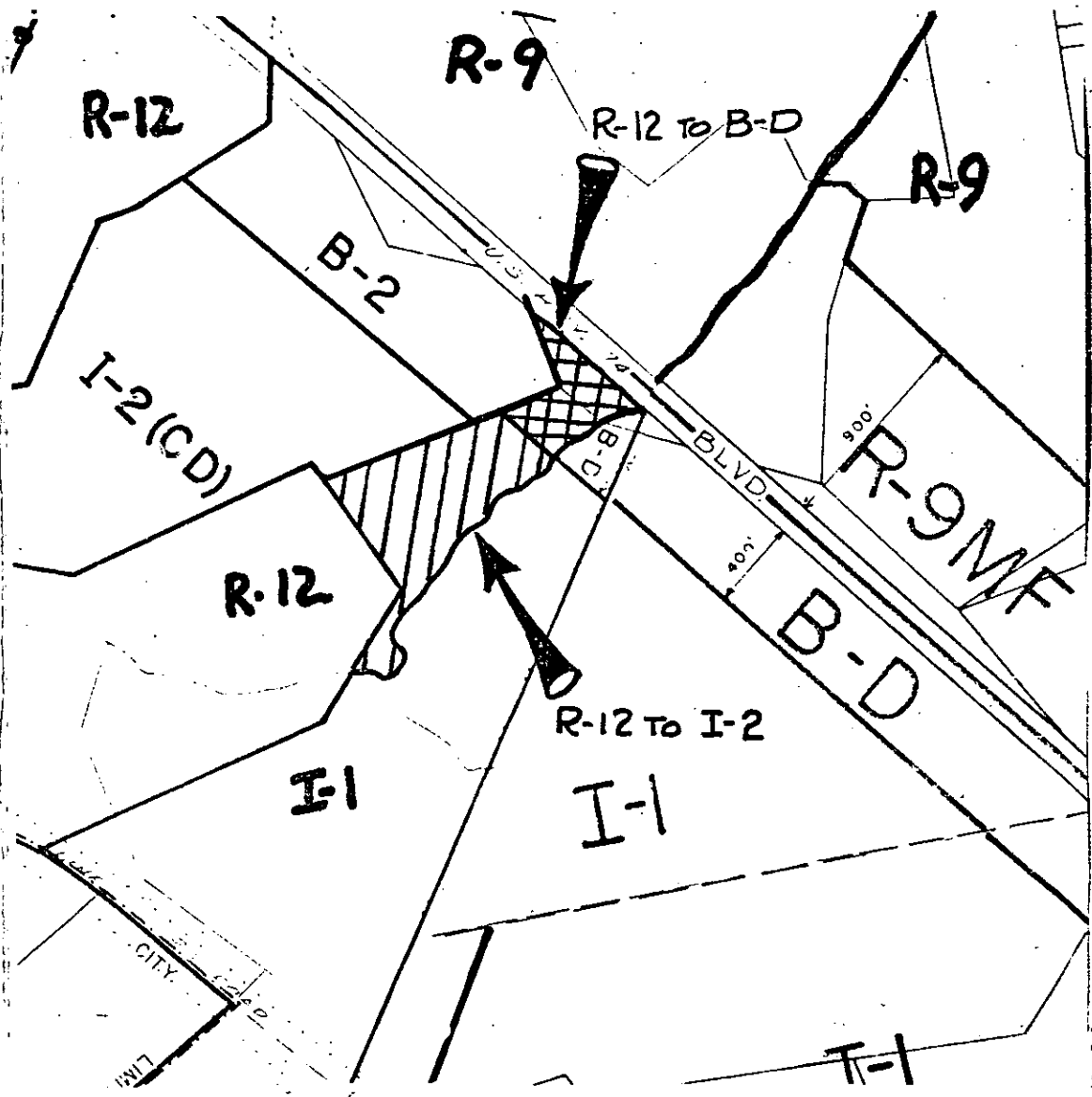
## Document type:

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



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Petition No.: 80-11(c)  
Petitioner: Donald W. Wilburn and Ferman Eugene Martin  
Request: R-12 to B-D and I-2  
Purpose of Change: To allow construction of mini-warehouses on rear of subject property and construction of warehouse on front portion of property for business or wholesale purposes.



PROPERTY INFORMATION

Property Owner: Donald W. Wilburn and Ferman Eugene Martin  
Date Acquired: December 28, 1979  
Deed Reference: 4267-366, 4267-363  
Tax Parcel No.: 193-081-01 (part of)  
193-081-02  
Current Tax Value: \$11,900.  
Size: 15.3 acres  
Street Frontage: 630 feet  
Current Land Use: Vacant.

ZONING HISTORY

Present Zoning: R-12  
Date Established: August 5, 1968  
Past zoning changes on property or within area: The original zoning established on this property was R-12 which extended from the subject property north to McAlpine Creek. Mecklenburg County established zoning in this area in 1968 and since that time an adjacent 70 acre tract has been petitioned on numerous occasions. The 70 acre tract, adjacent to the north of the subject property, was first petitioned in 1974 for a change from R-12 to B-2 and I-2. At that time the County Commission denied the request. In 1975 another petition for the same property was filed for a change from R-12 to B-2 and I-2(CD) which was approved at that time. In 1977, the County Commission approved a rezoning from R-12 to B-2 for a triangular shaped parcel on the west side of U. S. 74 about 400 feet north of the subject property. The latest rezoning activity which occurred on this adjoining property was an I-2(CD) Plan Amendment which was approved in 1979. Another rezoning, this one from R-12 to R-12MF, was approved in 1970 for a large tract northwest of the subject property and on the west side of U. S. 74, near McAlpine Creek.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Matthews

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
U. S. Hwy. 74	4 lane highway	16,914 A. D. T. in 1978, 12 hours
Transit Service Within Area: No bus service is provided to this site.		

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map generally indicates this property as bordering on and generally marked for a Metropolitan Service Center and an area to the south recognized for distributive business within industrial.

Improvement possibilities for U. S. 74 along this segment are now being considered. The present roadway consists of a 150 foot right of way with four lanes and a median. At this time, the most favorable alternative recommended by the State D. O. T. would be to improve the present four lane roadway to a six lane roadway. This would be accomplished by adding the new traffic lanes onto the outside lanes. In addition it would be recommended that a 12 foot turning lane be provided at the entrances to major generators. Improving U. S. 74 in this manner could be accomplished within the present 150 foot right of

way without the need for any new acquisition.

The thoroughfare plan calls for a connector from Margaret Wallace Road to Sardis Road to be built. One of the alternate routes would run beside this property to the north.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	Business-Distributive and General Industrial
Density:	3.6 dwellings per acre	Not Applicable
<u>Development Standards:</u>		
Lot Size:	12,000 sq. ft.	Not Applicable
Setback:	35 feet	B-D: 40 feet    I-2: 40 feet
Rear Yard:	50 feet	B-D: 10 feet    I-2: 20 feet

ADJACENT PROPERTY OWNERS

1. Juanita H. Jordan  
Post Office Box 151  
Matthews, North Carolina 28105  
  
193-081-13
2. T. G. Stegall Leasing Co.  
6333 Idlewild Road  
Charlotte, North Carolina 28212  
  
193-081-04
3. Earl Black  
2217 Ross Black Road  
Matthews, North Carolina 28105  
  
193-061094
4. E. I. DeNemours Dupont Co.  
Wilmington, Delaware 19898  
  
193-111-01