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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1980-27c

## Document type:

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



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# OFFICIAL REZONING APPLICATION

## MECKLENBURG COUNTY

Petition No.	<u>80-27(c)</u>
Date Filed	<u>7/24/80</u>
Received By	<u>Steve Horton</u>
OFFICE USE ONLY	

### Ownership Information

Property Owner Gough Econ, Inc.  
Owner's Address P. O. Box 668583, Charlotte, North Carolina 28266  
  
Date Property Acquired December 3, 1979  
Deed Reference Book 4257, Page 974 Tax Parcel Number 53-159-14

Location Of Property (address or description) Lakewood Drive (S.R. 1628)  
Interstate Highway I-85

### Description Of Property

Size (Sq. Ft.-Acres) Main Tract - 7.133 Acres Street Frontage (ft.) 30 to 60 feet  
Current Land Use See attached Exhibit A

### Zoning Request

Existing Zoning R-12 Requested Zoning I-2 (CD)  
Purpose of zoning change See attached Exhibit B

Name of Agent \_\_\_\_\_  
Agent's Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

Gough Econ, Inc.  
Name of Petitioner(s) \_\_\_\_\_  
P. O. Box 668583  
Address of Petitioner(s) \_\_\_\_\_  
704-399-4501  
Telephone Number \_\_\_\_\_  
[Signature] V.P.  
Signature \_\_\_\_\_  
LORNE F. MACLEOD  
Signature of Property Owner if Other  
Than Petitioner

# INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

ZONING REGULATIONS

MAP AMENDMENT NO. 336

A RESOLUTION AMENDING THE MECKLENBURG COUNTY ZONING REGULATIONS

WHEREAS, a petition was presented to the Board of Commissioners of Mecklenburg County requesting the rezoning of property fronting the southerly side of Interstate 85 at the terminus of Lakewood Drive from R-12 to I-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 8-1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements specified in Section 8 and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the Board of County Commissioners has authority to amend the zoning ordinance by Section 16 and a public hearing was held on September 8, 1980; and

WHEREAS, in the passage of this ordinance the Board of Commissioners of Mecklenburg County has considered the following items as required by Section 8:

1. The policies and objectives of the Comprehensive Plan, particularly in relation to the proposed site and surrounding area; and
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended by changing from R-12 to I-2(CD) on the on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING at a point on the southerly <sup>207.65</sup>right of way line of Interstate 85, said point being the northwesterly <sup>156.83</sup>corner of the Cebon W. Hester property and recorded in Deed Book 3926 at page 961 in the Mecklenburg County Registry of Deeds; thence 1) S-18-08-27W. ~~218.78~~ feet; 2) thence an arc line with a radius of 419.35 feet for a distance of ~~156.85~~ feet; 3) thence N.82-55-06E. 46.68 feet; 4) thence S.07-04-55W. 15.0 feet; 5) thence S.75-39-15W. 640.0 feet more or less; 6) thence N.06-11-34W. 45.0 feet; 7) thence N.03-50W. 440.0 feet plus or minus; 8) thence running in an easterly direction with the southerly right-of-way line of Interstate 85 for the following calls: a) an arc line with a radius of 14,839.36 feet for a distance of 396.34 feet; b) N.17-15E. 19.5 feet; c) an arc line with a radius of 14,858.86 feet for a distance of 80.0 feet to the point or place of BEGINNING.