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Petition # _____

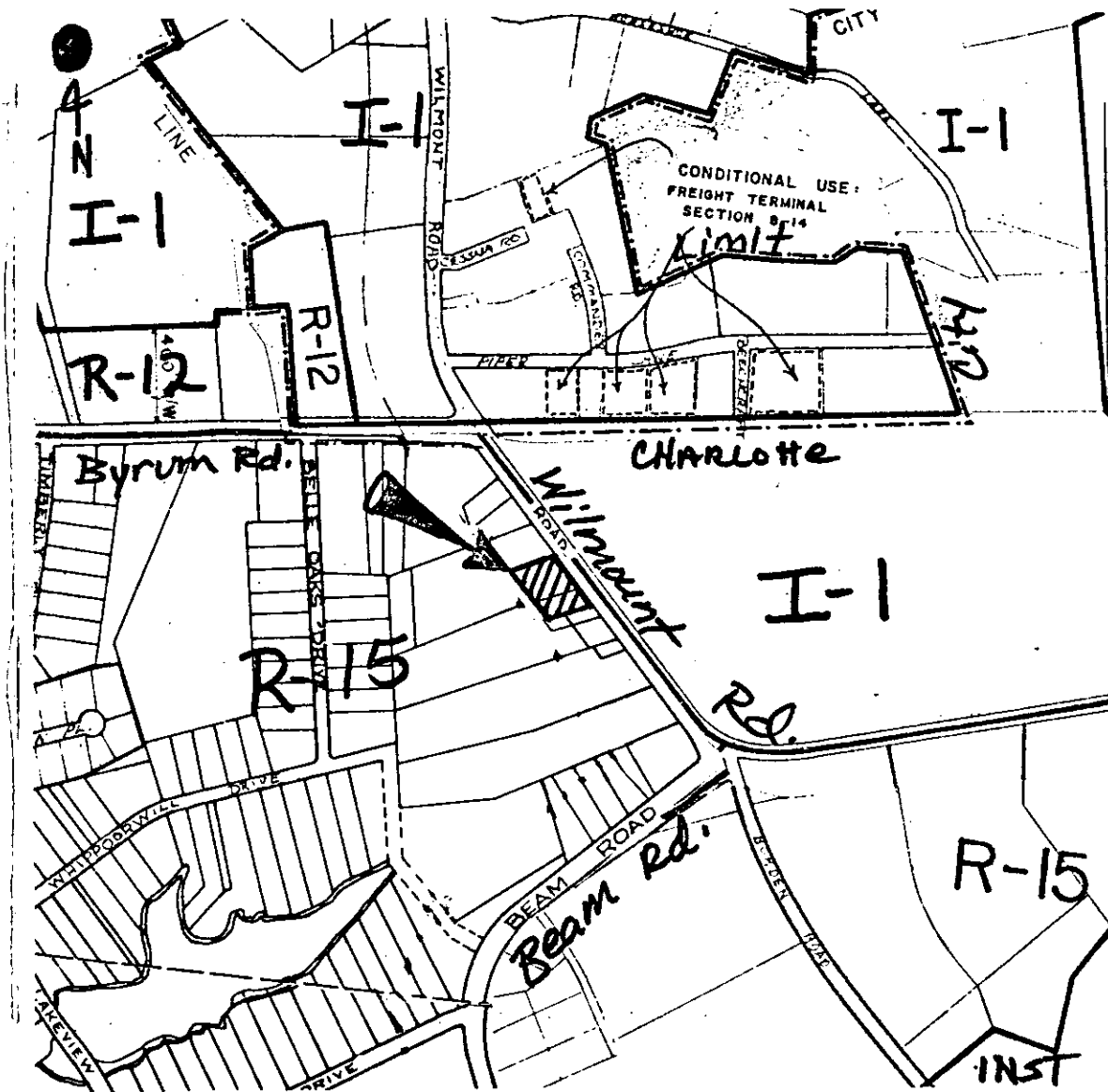
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Petition No.: 80-28(c)
 Petitioner: Dwight Holland
 Request: R-15 to I-1
 Purpose of Change: To permit owner to operate a business involving office and warehousing activity.



PROPERTY INFORMATION

Property Owners: Dwight C. Holland and Annie A. Holland
 Date Acquired: April 5, 1979
 Deed Reference: Book 4174, page 896
 Tax Parcel No.: 141-054-18
 Current Tax Value: \$21,950.
 Size: 1.865 acres
 Street Frontage: 325 feet on Wilmount Road
 Current Land Use: Residence and storage

ZONING HISTORY

Present Zoning: R-15

Date Established: January, 1972

Past zoning proposals or changes on property within area: The subject property was originally included in the City of Charlotte perimeter zoning area and as such was zoned R-9 in January, 1962. Upon the loss of City's perimeter zoning authority in 1971, the property was zoned R-15 under the County's jurisdiction in 1972. A number of zoning cases have occurred in the area surrounding the petitioner's property. Directly across the street from petitioner's property, an 87 acre tract of land was zoned from R-9 to I-1 in 1973. Northeast of the petitioner's property on the southern side of Piper Lane at the intersection of Commander Road, three parcels in fairly close proximity to one another were rezoned from I-1 to I-1 conditional Freight Terminal with the first being in 1972, the second in 1973 and the third in 1978. In 1970, a parcel which is at the northern end of Commander Drive was rezoned from I-1 to I-1 Conditional Freight Terminal.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Rural Mecklenburg County

Transportation Facilities:

<u>Adjacent Roadway(s)</u>	<u>Roadway Characteristics</u>	<u>Traffic Volumes</u>
Wilmount Road	2 lane thoroughfare	8900 24ADT

Transit Service: There are no transit opportunities in the immediate vicinity of the petitioner's property.

PLANS AND PROGRAMS IN THE AREA

Comprehensive Plan 1995. The Plan Map generally indicates residential development (0-6 dwelling units per acre) in the general vicinity of the subject property.

Capital Improvement Program. No major Capital Improvement Programs projects are in the immediate vicinity of the petitioner's property.

Charlotte-Mecklenburg Urban Thoroughfare Plan. Wilmount Road is a part of the thoroughfare plan, but is proposed to remain a two lane facility.

Other Plans and Programs. None.

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning (R-15)</u>	<u>Proposed Zoning (I-1)</u>
Use:	Single Family Residential Development	Industrial Development
Density:	Maximums permitted number of units is 4 units @ 2.14 units per acre (allows for 20% of developable land to be in street r.o.w.)	Not Applicable

Development Standards

Present Zoning (R-15)

Proposed Zoning (I-1)

Lot Size:	Minimum lot size is 15,000 sq. ft. per unit.	Not Applicable
Setback:	40 ft. is the minimum	40 ft. is the minimum
Side Yard:	10 ft. on both sides is the minimum	10 ft. on both sides is the minimum except when there is an adjoining Residential or Rural District. Then the number is 20 ft. on both sides.
Rear Yard:	55 ft. is the minimum	20 ft. is the minimum