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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1982-36

Document type:

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



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No. <u>82-36</u>
Date Filed <u>April 9, 1982</u>
Received By <u>S. D. Watters</u>
OFFICE USE ONLY

Ownership Information

Property Owner Mr. and Mrs. Warren Redd
Owner's Address 6307 Reddman Road
Charlotte, North Carolina 28212

Date Property Acquired _____
Deed Reference 3628-416 (19.169 acres)
1624-189 (20.035 acres) Tax Parcel Number 133-161-03
133-131-145
133-101-7

Location Of Property (address or description) 6307 Reddman Road
Approximately 3600' south of Albemarle Road and Eastland Mall Shopping Area

Description Of Property

Size (Sq. Ft.-Acres) 39.204 acres Street Frontage (ft.) 870
Current Land Use Retail nursery, garden accessories and crafts center

Zoning Request

Existing Zoning R-9 Requested Zoning B-1(CD) and O15CD (office condos)

Purpose of zoning change B-1(CD) zoning will allow the existing Greenway Nursery (a retail business) to expand its operations into a garden center/crafts village complex. The O-CD zoning will allow for an office condominium project. Residential space will be planned as part of total project within proposed structures.

Name of Agent _____
Richard C. Bell, FASLA
Agent's Address _____
Bell Design Group/Rt. 8, Box 169, Raleigh, NC
Telephone Number _____
(919) 787-3515

Warren J. and Jane B. Redd
Warren J. Redd Jane B. Redd
Name of Petitioner(s) _____
6307 Reddman Road
Address of Petitioner(s) _____
537-3389 - 5372386
Telephone Number _____
Signature _____
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 City Council and the Planning Commission.