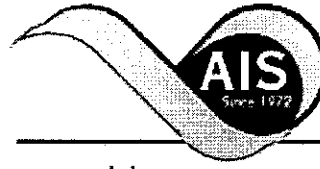




* 0 0 B R E A K 0 0 *



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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1982-44

Document type:

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



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>82-44</u>
Date Filed	<u>May 6, 1982</u>
Received By	<u>S.D. Withers</u>
OFFICE USE ONLY	

Ownership Information

Property Owner Earl J. Rodman, Agent
Owner's Address c/o Hartsell, Hartsell & Mullis
P.O. Box 368
Concord, N.C. 28205
Date Property Acquired 4/20/79
Deed Reference Book 4177, Page 915 Tax Parcel Number 109-161-08

Location Of Property (address or description) 10.06 acres, more or less, near the intersection of Lake Forest Road and Rolling Hill Road, Charlotte, NC

Description Of Property

Size (Sq. Ft.-Acres) 10.06 acres Street Frontage (ft.) new road to be dedicated and connected to existing termination of Rolling Hill Road
Current Land Use vacant

Zoning Request

Existing Zoning R-20MF Requested Zoning R-12MFCD
Purpose of zoning change See attached Exhibit "B"

Douglas P. MacMillan
Name of Agent
2460 First Union Plaza, Charlotte, NC 28282
Agent's Address
704/377-6909
Telephone Number

Galaxy Homes, Inc.
Name of Petitioner(s)
4517 E. Independence Boulevard
Charlotte, NC 28212
Address of Petitioner(s)
704/535-7110
Telephone Number
Signature Jay Kumar
President

Signature of Property Owner if Other Than Petitioner **(see attached letter)**

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.

Galaxy Homes, Inc.
4617 East Independence Boulevard
Charlotte, North Carolina 28212

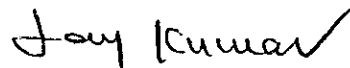
May 6, 1982

Charlotte Mecklenburg Planning Division
Charlotte, North Carolina

Gentlemen:

As contract purchaser of 10.06 acres of Rolling Hill Road, Galaxy Homes, Inc. hereby assures you that the record owner, Earl J. Rodman, Agent, consents to the attached rezoning application, and that he will sign the same as soon as he is available. He is out of town currently and we were unable to obtain his signature prior to filing the rezoning application.

Very truly yours,

A handwritten signature in cursive script that reads "Jay Kumar". The signature is written in dark ink and includes a checkmark at the end.

Jay Kumar, President

JK:ne

EXHIBIT B TO REZONING APPLICATION
OF GALAXY HOMES, INC. FOR 10.06 ACRES
OFF ROLLING HILL ROAD

Purpose of Zoning Change

Galaxy Homes, Inc. is a contract purchaser of the property which is the subject of the rezoning application. The property is currently zoned R-20MF and allows for the construction of approximately fifty-six (56) attached housing units. Under the current zoning, it would be necessary to develop the property into a townhouse or condominium community with a complicated Declaration and homeowners' association designed to care for the maintenance of common property.

The requested zoning change to R-12MFCD is designed to allow Galaxy to develop forty (40) duplex living units, with each of the forty (40) lots containing one-half (1/2) of a duplex unit. Consequently, the zoning change would actually decrease the density called for under the existing approved plan. Moreover, the Galaxy plan should result in the neighborhood retaining a more residential character since each duplex living unit would have its own yard, entrance and driveway. Galaxy Homes is trying to pursue this type of multi-family residential development under the belief that it offers a pleasant alternative to townhouses and condominiums, which in appearance strongly resemble nothing more than apartment complexes and which require complicated Declarations and homeowners' associations to provide for the care of common property.