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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1983 76

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

Parcel # 1 *

Petition No. _____
Date Filed _____
Received By _____
OFFICE USE ONLY

Ownership Information

Property Owner Executive Building Company

Owner's Address P.O. Box 240787
Charlotte, NC 28224

Date Property Acquired December 1, 1970

Deed Reference 3246-299 Tax Parcel Number 145-252-3
145-253-1
145-253-2
145-253-3

Location Of Property (address or description)

Jeremiah Avenue

Description Of Property

Size (Sq. Ft.-Acres) 4.138 Acres Street Frontage (ft.) 700±-Jeremiah
347±-S. Tryon

Current Land Use Multi-family

Zoning Request

Existing Zoning R-6MF Requested Zoning B-2 (CD)

Purpose of zoning change See attached Rider

MILLBROOK VILLAGE ASSOCIATES

BY: Bill J. Overton Partner

Name of Agent _____

2414 Wycliff Road, Raleigh, NC

Agent's Address _____

919/781-0909

Telephone Number _____

Millbrook Village Associates

Name of Petitioner(s) _____

2414 Wycliff Road, Raleigh, N

Address of Petitioner(s) _____

919/781-0909

Telephone Number _____

*See attached Application for a description of Parcel # 2.

Signature EXECUTIVE BUILDING CO.

BY: [Signature] 9/7/83

Signature of Property Owner if Other Than Petitioner _____

Rider to Application

Petitioner has contracted to purchase the subject property for the general business uses specified on the attached schematic plan.

The property is situated in one of the most rapidly developing and changing areas of Charlotte, near the intersection of the Billy Graham Parkway, I-77, South Tryon Street and Woodlawn Road. A quick examination of a zoning map of the area indicates that the land to the south of the subject property for some distance is zoned B-2, while the property across South Tryon Street and I-77 is zoned I-2. The land to the north is zoned for both multi-family and business use and is presently used for a number of different purposes.

The overall change in the neighborhood in recent years as well as the proximity of the property to major thoroughfares such as I-77 and South Tryon Street and to the other non-residential uses, dictates that the property is now best suited for business rather than residential use. To insure that the land is developed in a manner compatible with the surrounding property and the policy and objectives of the City, Petitioner proposes the establishment of a B-2 Conditional Use District.

Any adverse impact on the property to the north will be eliminated by maintaining the 30-foot natural buffer of trees, as shown on the attached site plan. Petitioner also proposes to eliminate objectionable billboards and to restrict entry and identification signs to those provided for in the Ordinance. The South Tryon Street entrance to the property will be substantially improved by the proposed landscaping.

Petitioner believes that the rezoning of the property to B-2 (CD) will enhance rather than detract from other property in the neighborhood.

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	83-76
Date Filed	9/8/83
Received By	KSD
OFFICE USE ONLY	

Ownership Information

Property Owner See Attached sheets

Owner's Address _____

Date Property Acquired _____

Deed Reference _____ Tax Parcel Number _____

Location Of Property (address or description) West side of South Tryon Street between Jeremiah Avenue and Orchard Circle and being poart of lots 25-34, inclusive, of Pecan Acres, Map Book 5, Page 51, Jeremiah Avenue off S. Tryon

Description Of Property

Size (Sq. Ft.-Acres) 6.210 acres Street Frontage (ft.) 700+ Jeremiah Ave. 347 + S. Tryon

Current Land Use Mulit-Family

Zoning Request

Existing Zoning R-6MF Requested Zoning B-2(CD)

Purpose of zoning change See attached rider

Bill Jackson/ Millbrook Village Associates
Name of Agent
2414 Wycliff Road, Raleigh, NC
Agent's Address
919 781-0909
Telephone Number

Millbrook Village Associates
Name of Petitioner(s)
2414 Wycliff Road, Raleigh, NC
Address of Petitioner(s)
919 781-0909
Telephone Number

Signature
See Attached
Signature of Property Owner if Other Than Petitioner

Ownership Information

Property Owner Executive Building CompanyOwner's Address P.O. Box 240787Charlotte, NC 28224Date Property Acquired December 1, 1970Deed Reference 3246-299Tax Parcel Number 145-252-3
145-253-1
145-253-2
145-253-3By: Bill Jackson General PartnerName of Agent 2414 Wycliff Road, Raleigh, NCAgent's Address 919/781-0909

Telephone Number

Millbrook Village Associates
Name of Petitioner(s)
2414 Wycliff Road, Raleigh, NC
Address of Petitioner(s)
919/781-0909
Telephone NumberSignature EXECUTIVE BUILDING CO.By: [Signature] 9/7/83
Signature of Property Owner if Other
Than Petitioner*See attached Application for a
description of Parcel # 2.

Parcel # 2

OFFICE USE ONLY

Ownership Information

Property Owner First Union National Bank, as TrusteeOwner's Address First Union PlazaCharlotte, NCDate Property Acquired March 29, 1977Deed Reference 3929-476Tax Parcel Number 145-253-12By: Bill Jackson General PartnerName of Agent 2414 Wycliff Road, Raleigh, NCAgent's Address 919/781-0909

Telephone Number

Millbrook Village Associates
Name of Petitioner(s)
2414 Wycliff Road, Raleigh, NC
Address of Petitioner(s)
919/781-0909
Telephone Number

Signature

Signature of Property Owner if Other
Than Petitioner

Rider to Application

Petitioner has contracted to purchase the subject property for the general business uses specified on the attached schematic plan.

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The overall change in the neighborhood in recent years as well as the proximity of the property to major thoroughfares such as I-77 and South Tryon Street and to the other non-residential uses, dictates that the property is now best suited for business rather than residential use. To insure that the land is developed in a manner compatible with the surrounding property and the policy and objectives of the City, Petitioner proposes the establishment of a B-2 Conditional Use District.

Any adverse impact on the property to the north will be eliminated by maintaining the 30-foot natural buffer of trees, as shown on the attached site plan. Petitioner also proposes to eliminate objectionable billboards and to restrict entry and identification signs to those provided for in the Ordinance. The South Tryon Street entrance to the property will be substantially improved by the proposed landscaping.

Petitioner believes that the rezoning of the property to B-2 (CD) will enhance rather than detract from other property in the neighborhood.

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Parcel # 2

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Date Filed _____
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OFFICE USE ONLY

Ownership Information

Property Owner First Union National Bank, as Trustee

Owner's Address First Union Plaza

Charlotte, NC

Date Property Acquired March 29, 1977

Deed Reference 3929-476

Tax Parcel Number 145-253-12

Location Of Property (address or description) West side of South Tryon

Street between Jeremiah Avenue and Orchard Circle and being part of Lots 25-34, inclusive, of Pecan Acres, Map BOOK 5, Page 51

Description Of Property

Size (Sq. Ft.-Acres) 2.072 acres

Street Frontage (ft.) _____

Current Land Use Vacant

Zoning Request

Existing Zoning R-6MF

Requested Zoning B-2 (CD)

Purpose of zoning change See attached Rider

MILLBROOK VILLAGE ASSOCIATES

BY: Bill J. [Signature] General Partner
Name of Agent
2414 Wycliff Road, Raleigh, NC
Agent's Address
919/781-0909
Telephone Number

Millbrook Village Associates
Name of Petitioner(s)
2414 Wycliff Road, Raleigh, NC
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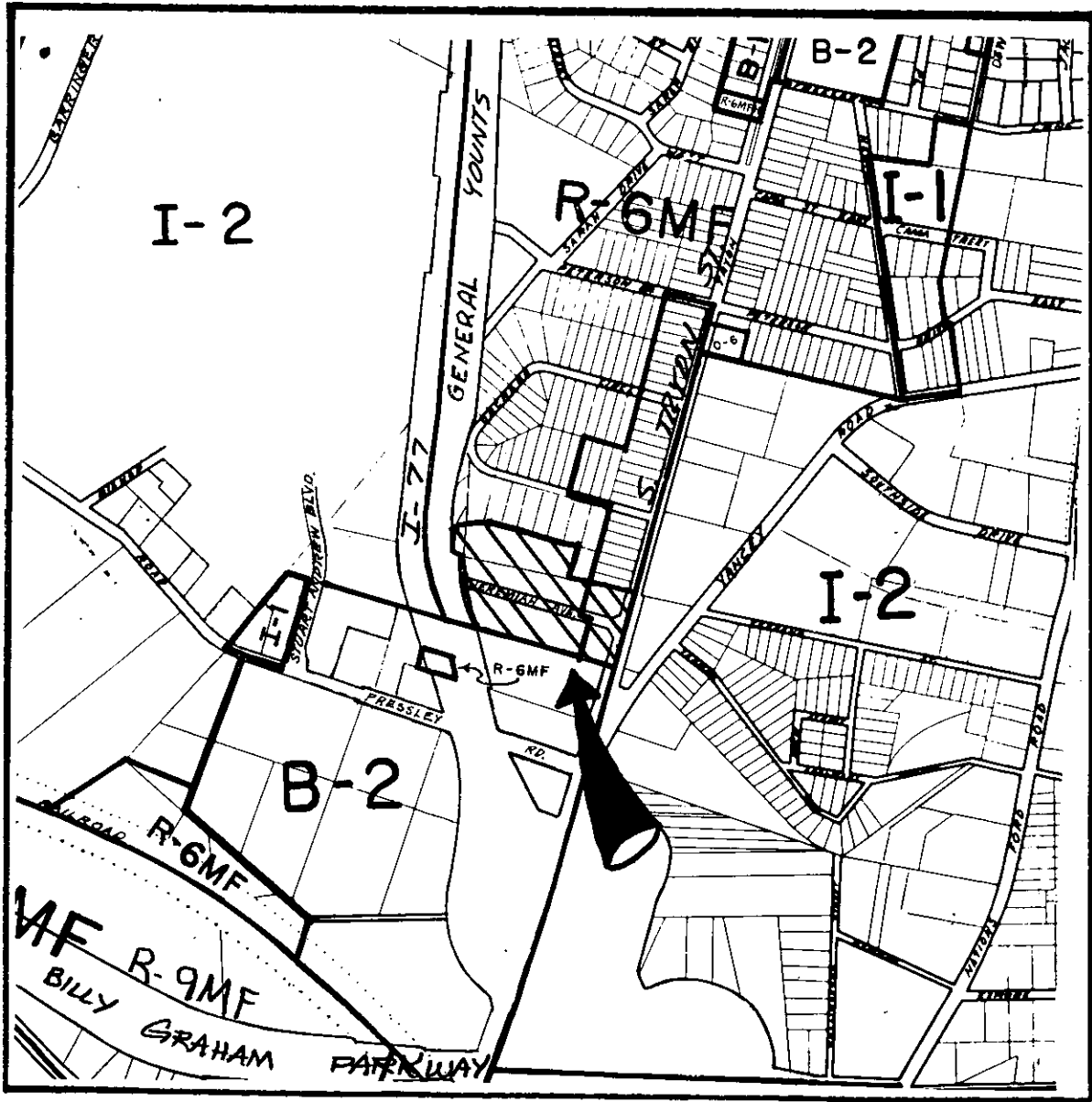
Petitioner believes that the rezoning of the property to B-2 (CD) will enhance rather than detract from other property in the neighborhood.

PETITIONER Millbrook Village Assoc.

PETITION NO. 83-76 HEARING DATE October 17, 1983

ZONING CLASSIFICATION, EXISTING R-6MF ^{*B-2*} REQUESTED B-2(CD)

LOCATION A 4.138 acre site on Jeremiah Avenue between I-77
and South Tryon Street, just north of Woodlawn Road.



ZONING MAP NO. 11

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



Parcel # 1 *

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Charlotte, NC 28224

Date Property Acquired December 1, 1970

Deed Reference 3246-299

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145-253-1
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By: Bill Jackson *General Partner*
Name of Agent
2414 Wycliff Road, Raleigh, NC
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Millbrook Village Associates
Name of Petitioner(s)
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*See attached Application for a description of Parcel # 2.

Signature EXECUTIVE BUILDING CO.
By: [Signature] *9/7/83*
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