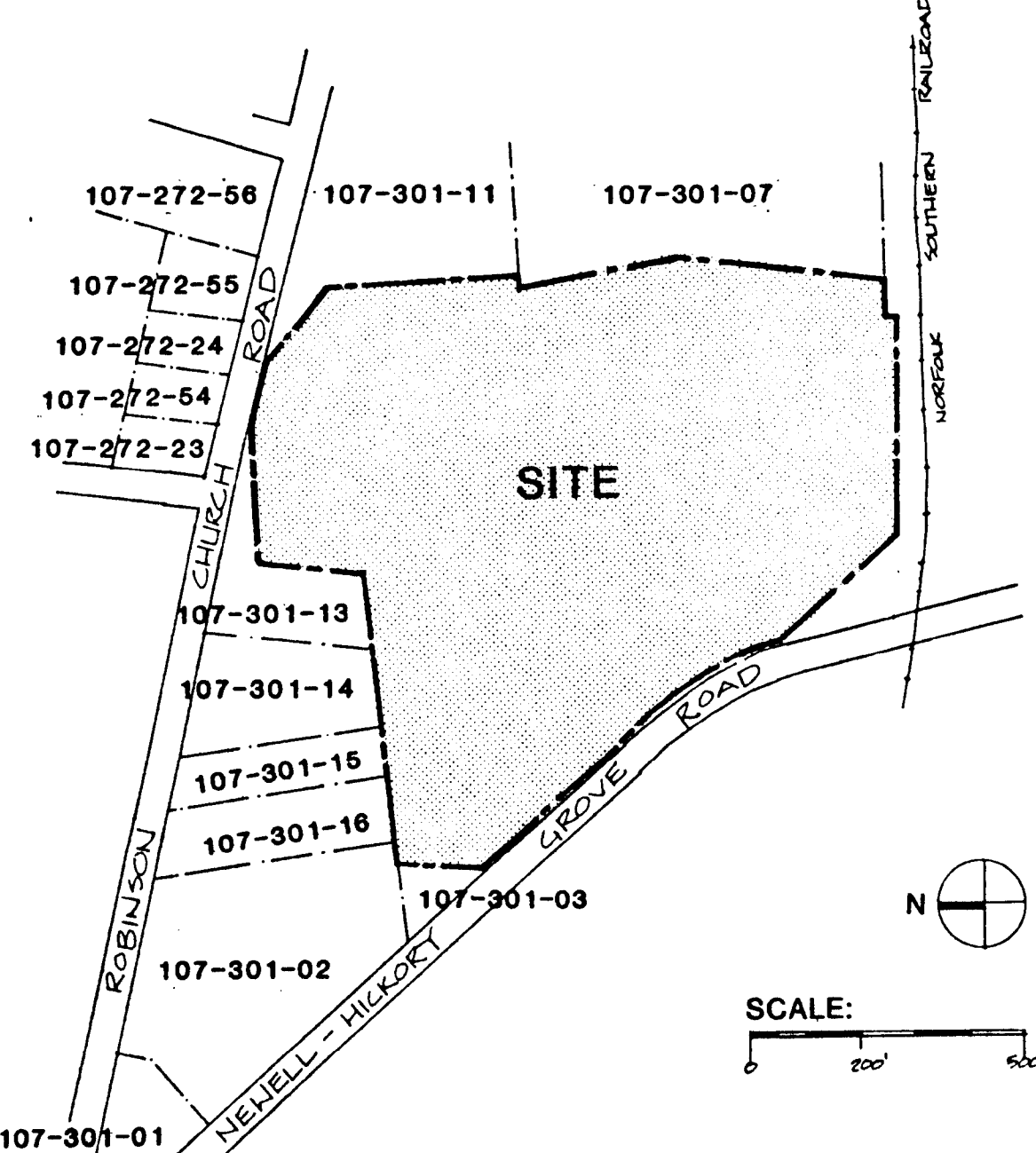


PROPOSED ZONING PLAN  
SCALE: 1"=60'

NOTE:  
NO STREETS DESIGNED TO ALLOW  
CUT-THROUGH TRAFFIC FROM NEWELL-  
HICKORY GROVE ROAD TO ROBINSON  
CHURCH ROAD

As Approved  
by County Commission  
11/29/84  
(see attached written  
conditions)



Tax Parcel Number	Name	Address
107-272-23	Fred & Doris Carlson	6401 Robinson Church Rd. Charlotte, N.C. 28215
107-272-24	Robert M & Sandra M. Meritt	P.O. Box 25891, Charlotte, N.C. 28212
107-272-25	Richard D. & Jan H. Dickerson	6419 Robinson Church Rd. Charlotte, N.C. 28215
107-272-26	Charlie Helms Builders, Inc.	3907 Albemarle Rd. Charlotte, N.C. 28212
107-272-27	James J. Sipes & Joyce S. Sipes	6605 Linda Lake Rd. Charlotte, N.C. 28215
107-301-01	Mr. Lance Mays & Gene H. Mays	3706 Pence Rd. Charlotte, N.C. 28215
107-301-02	Mrs. V. W. (Mary) Carriger	3040 Hickory Grove Howell Rd. Charlotte, N.C. 28212
107-301-03	Minor Co., Ltd.	1118 Johnson Blvd. Charlotte, N.C. 28202
107-301-14	John W. & Mildred H. Bluehart	6300 Robinson Church Rd. Charlotte, N.C. 28215
107-301-13	John W. & Evelyn Bell	6304 Robinson Church Rd. Charlotte, N.C. 28215
107-301-14	Helen M. Enalinger	6310 Robinson Church Rd. Charlotte, N.C. 28215
107-301-13	C. D. Godfrey c/o T. C. Wood	4225 Arborway, Charlotte, N.C. 28211
107-301-11	Oscar M. Miles, Jr.	8550 Robinson Church Rd. Charlotte, N.C. 28215
107-301-07	Julia L. Mullis Estate c/o V. A. Mullis	7415 Holward Creek Rd. Charlotte, N.C. 28215

Approved by County Commission 11/29/84 as part of rezoning 1/20 plan

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

BEFORE THE BOARD OF COMMISSIONERS  
FOR MECKLENBURG COUNTY

IN RE: Rezoning Petitions  
Nos. 84-25(C) and

AGREEMENT

THIS AGREEMENT is made and entered into this the 29th day of November, 1984, by and between Nell Reid Callahan, Hickory Grove United Methodist Church and Hickory Grove Coalition;

WITNESSETH:

WHEREAS, rezoning petitions have been filed with the Mecklenburg County Board of Commissioners by Park Brook Homes, Inc. on behalf of Nell Reid Callahan and Hickory Grove Methodist Church, hereinafter "owner", requesting that certain properties of the owners be rezoned from their present status to R-12 MF CD; and

WHEREAS, Nell Reid Callahan is the owner of a tract consisting of 13.3 acres, more or less, located at 7000 Newell Hickory Grove Road, presently zoned R-9 MF and R-15, and HGUMC is the owner of a tract consisting of 9.8 acres, more or less, located on Robinson Church Road, presently zoned R-9 MF and R-15; and

WHEREAS, the Hickory Grove Coalition is a neighborhood homeowners association representing residential homeowners in the Hickory Grove community; and

WHEREAS, a joint meeting was held on November 28, 1984 between all the parties to this agreement and Park Brook Homes, Inc., hereinafter "developer", in the offices of the Mecklenburg County Planning Commission and present, among others, were:

- Kenneth T. Davies, Attorney for Nell Reid Callahan
- Rodney L. Purser, Attorney for HGUMC
- Dick Toenjes, President of Hickory Grove Coalition
- Ralph McMillan, Attorney for Park Brook Homes, Inc.
- Bob Young of the Mecklenburg County Planning Commission; and

WHEREAS, after much discussion and participation by all the above-named parties, regarding the concerns of the Hickory Grove Coalition, the desires of the owners, and the objectives of the developer, an AGREEMENT was reached by the undersigned parties about the most appropriate zoning of the owners' properties consistent with the purposes and objectives of good zoning practice;

NOW, THEREFORE, the parties agree and support the AGREEMENT reached at the November 28, 1984 meeting and more particularly described as follows:

- The separate parcels of real property owned by the owners should be rezoned as follows:
  - The entire Callahan property be zoned R-12 MF CD, and
  - The HGUMC property be divided into two portions zoned R-12 MF CD and R-15 MF CD, respectively.
- Under the CONDITIONS listed below:
  - No less than ten (10) and no more than fourteen (14) single family dwellings shall be constructed upon the HGUMC property zoned R-15 under the terms of this Agreement.
  - No more than 184 dwelling units shall be constructed upon the Callahan and HGUMC property zoned R-12 MF CD by the terms of this Agreement.
  - Streets and roads shall be constructed in the area designated R-15 such that residential traffic shall be directed to enter and exit off of Robinson Church Road only.

- Streets and roads shall be constructed in the areas designated R-12 MF CD such that residential traffic shall enter and exit off of Newell-Hickory Grove Road only,
- There shall be no means by which traffic shall be able to travel directly, "or cut through", the area designated R-15 to the areas designated R-12 MF CD, or vice versa; and
- A sufficient buffer area shall be preserved between all multifamily units constructed and existing or contemplated single family dwellings in the vicinity.

IN WITNESS WHEREOF, the said parties hereto have set their hands and seals, in duplicate, the day and year first above written.

*Kenneth T. Davies*  
Kenneth T. Davies  
Attorney for Nell Reid Callahan

*Rodney L. Purser*  
Rodney L. Purser  
Attorney for Hickory Grove United Methodist Church

HICKORY GROVE COALITION

By: *Dick Toenjes*  
Dick Toenjes, President