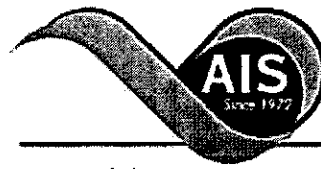




\* 0 0 B R E A K 0 0 \*



**ADVANCED  
IMAGING  
SYSTEMS**

www.aisimc.com

An Information  
Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1986-49

## 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>86-49</u>
Date Filed	<u>4/1/86</u>
Received By	<u>D&amp;S</u>
OFFICE USE ONLY	

### Ownership Information

Property Owner Jack's Cookie Company

Owner's Address P. O. Box 9000  
Charlotte, NC 28299

Date Property Acquired 081-152-01 (7/23/82); 081-152-02,10 (11/5/85); 081-152-03 (11/29/85);  
081-152-04,06 (11/15/85); 081-152-05 (10/22/85); 081-152-07 (10/11/85);  
081-152-08,09 (11/1/85)

Deed Reference 081-152-01 (4559-090) 081-152-05 (5110-016) Tax Parcel Number 081-152-01,02,03,04,05,  
081-152-02,10 (5118-852) 081-152-04,06 (5123-646) 06,07,08,09,10,11  
081-152-03 (5132-643) 081-152-07 (5106-046)  
081-152-08,09 (5115-547)

### Location Of Property

(address or description) Block bounded by Louise, Belmont  
and Pegram

### Description Of Property

Size (Sq. Ft.-Acres) 3 acres ± Street Frontage (ft.) 470'± on Louise  
298' on Belmont

Current Land Use Vacant

### Zoning Request

Existing Zoning I-1 and R-6MF Requested Zoning I-1(CD)

Purpose of zoning change To permit the construction of a storage building as an addition  
to the existing baking plant.

Fred E. Bryant, Planner  
Name of Agent  
1850 E. Third St., Charlotte, NC 28204  
Agent's Address  
333-1680  
Telephone Number

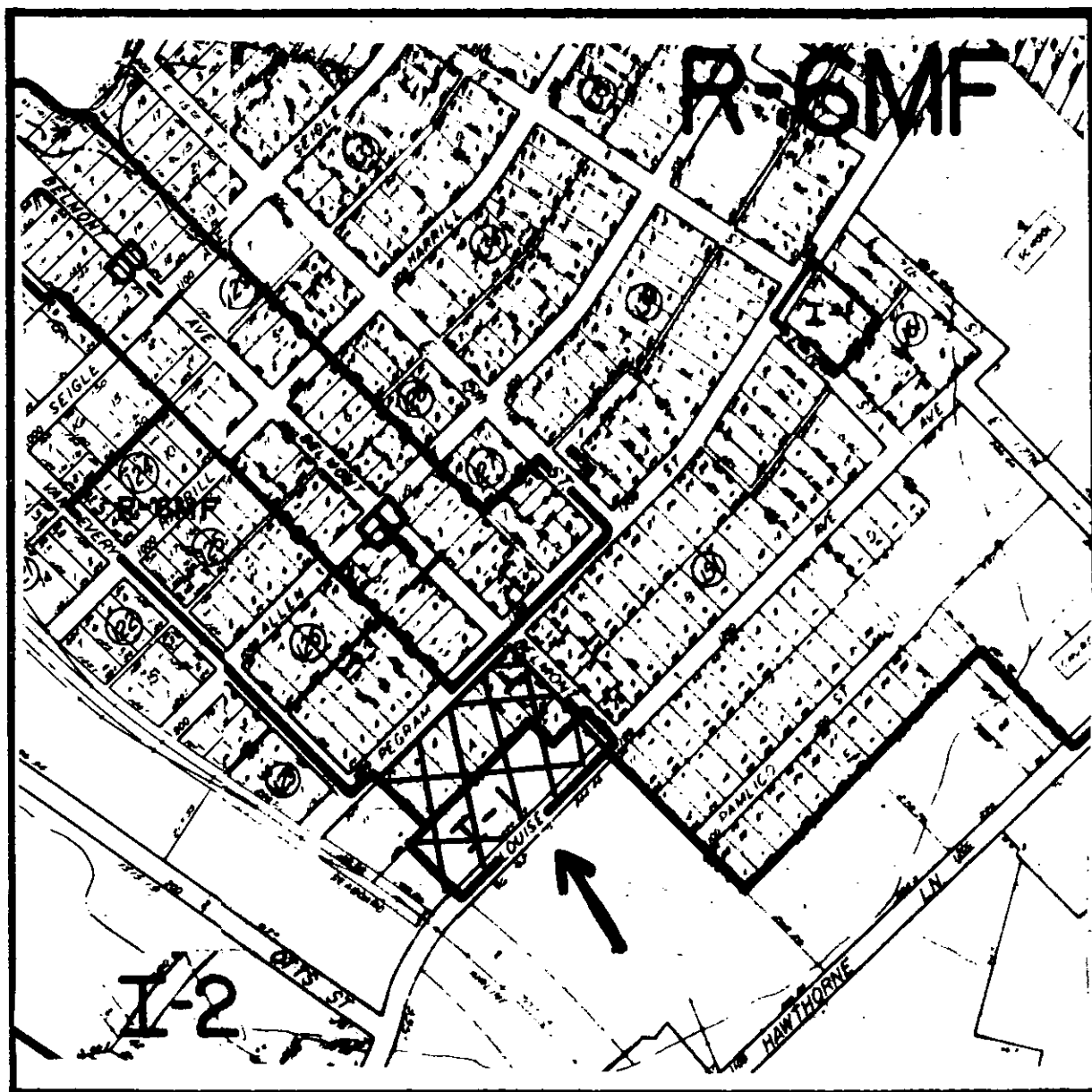
Jack's Cookie Company  
Name of Petitioner(s)  
P. O. Box 9000, Charlotte, NC 28299  
Address of Petitioner(s)  
334-7811  
Telephone Number  
Richard A. Coen  
Signature  
Signature of Property Owner if Other Than Petitioner

PETITIONER Jack's Cookie Co.

PETITION NO. 86-49 HEARING DATE May 19, 1986

ZONING CLASSIFICATION, EXISTING I-1 & R-6MF REQUESTED I-1(CD)

LOCATION Approx. 3 acres bounded by Louise Avenue, Belmont Street  
and Pegram Street.



ZONING MAP NO. 101 & 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



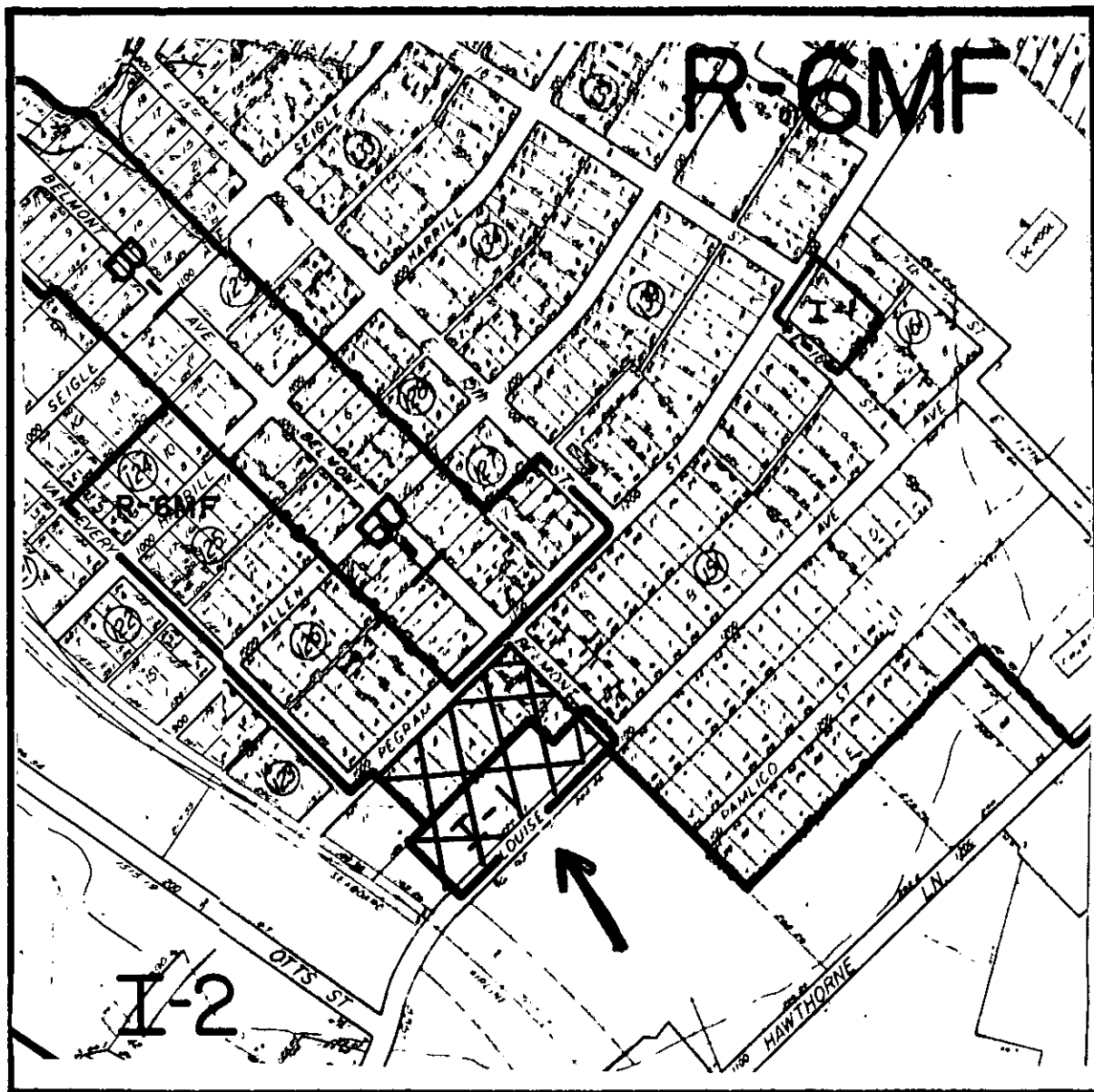
PETITIONER Jack's Cookie Co.

PETITION NO. 86-49

HEARING DATE May 19, 1986

ZONING CLASSIFICATION, EXISTING I-1 & R-6MF REQUESTED I-1(CD)

LOCATION Approx. 3 acres bounded by Louise Avenue, Belmont Street  
and Pegram Street.



ZONING MAP NO. 101 & 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE





## CHARLOTTE - MECKLENBURG PLANNING COMMISSION

June 27, 1986

Mayor Harvey Gantt  
Members, City Council  
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Charlotte-Mecklenburg Planning Commission on petitions for rezoning which have been heard and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission on June 19, 1986.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse on July 7, 1986. This will then permit these matters to be placed on your agenda for consideration on July 21, 1986.

If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

Robert G. Young  
Land Development Manager

RGY:oj

Attachments



## CHARLOTTE - MECKLENBURG PLANNING COMMISSION

June 27, 1986

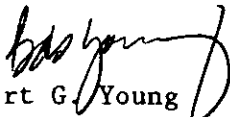
Dear Interested Party:

There is attached a recommendation on a rezoning petition as arrived at by the Planning Commission. This is the one about which you have expressed an interest.

According to procedures announced by the City Council, you may file a statement of rebuttal or in support of this recommendation. Such statement must be filed at the Planning Commission Office, 301 South McDowell Street, not later than the end of the day (5:00 P.M.) on Monday, the 7th day of July, 1986. Twenty-five (25) copies are required and will be distributed to the City Council and the Planning Commission. Copies will be on file in the Planning Commission Office and in City Hall for anyone to examine.

Decision will be scheduled for July 21, 1986, 6:00 o'clock P.M. in the Education Center, Fourth Floor, 701 East Second Street.

Respectfully submitted,

  
Robert G. Young  
Land Development Manager

RGY:oj

Attachment

DATE: June 19, 1986

PETITION NO.: 86-49

PETITIONER(S): Jack's Cookie Company

REQUEST: Change from I-1 and R-6MF to I-1(CD).

LOCATION: Approximately 3 acres bounded by Louise Avenue, Belmont Avenue and Pegram Street.

ACTION: The Planning Commission recommends that the petition be approved.

VOTE: Yeas: Curry, Lawing, Lewis, Lowery, M. Smith and Wheeler.

Nays: None.

(Commissioner Clodfelter was not present for discussion and vote because of conflict of interest. Commissioners Emory and Griffin were not present when vote was taken.)

REASONS:

ISSUES:

1. Likelihood of Residential Development for this Property. What is the potential likelihood of residential development occurring on the portion of the site presently zoned for multi-family purposes?
2. Site Plan. What aspects of the conditional site plan are important to evaluate?
3. Relationship to Overall Zoning Patterns. How would this zone change relate to overall zoning and land use patterns that presently exist in this area?

BACKGROUND:

1. Existing Zoning. The petitioned property is presently zoned both I-1 and R-6MF. The area of I-1 zoning is oriented to Louise Avenue whereas the multi-family is oriented to Pegram Street. The site is also bounded by I-2 zoning across Louise Avenue and across from the Seaboard Railroad right-of-way. Other portions of the site are bounded by R-6MF zoning as well as a portion which is zoned B-1. The B-1 area extends along both sides of Belmont Avenue from Pegram Street and extends for several blocks northwest from the site.
2. Existing Land Use. The petitioned property is vacant at the present time. The petitioner operates a bakery across Louise Avenue from the property as

well as on a site at the intersection of Otts Street and Louise Avenue. Otherwise much of the area nearby is devoted to residential purposes, although many lots in the immediate vicinity are vacant or have dilapidated housing associated with it. Along Pegram Street at the Belmont intersection there is also an area of rundown business uses, also.

3. Site Plan. The conditional site plan proposes the property for warehouse purposes. The maximum building area for the warehouse will be just over 56,000 square feet. A new parking area containing some 88 spaces is also shown adjacent to Louise Avenue. Two driveway points from Louise Avenue are shown as well as one from Pegram Street. Screening along Belmont Avenue and Pegram Street will consist of a combination of trees and evergreen plantings. The entire area will be enclosed with a chain link fence.

#### GENERAL FINDINGS

1. 2005 Plan. The 2005 Plan indicates an area of existing employment and residential development surrounding the subject property. As a general goal the plan calls for the preservation of inner city neighborhoods.
2. Central Avenue/Hawthorne Lane Intersection Improvements. This project would provide left turn lanes on each approach on Central Avenue. Hawthorne Lane would be widened near the intersection to allow for two southbound thru lanes.
3. Pre-Hearing Staff Input. Staff met with the petitioner prior to the submission of the application. Staff generally encouraged the request although there was some mention of possible concern as the rezoning related to residential areas nearby. However, given the fact that half of the site is already unconditionally zoned I-1 it was believed that it was certainly reasonable to look at an overall CD approach for the site that would allow for the expansion of Jack's Cookie Company.
4. Pre-Hearing Departmental Comments (Summary).
  1. Fire Department. No comments.
  2. C-MUD. The area is served presently by water and sewer.
  3. C-DOT. Comments were unavailable as of the preparation of this material, but are expected by the time the matter is heard at public hearing.
  4. Engineering. Comments were unavailable as of the preparation of this material, but are expected by the time the matter is heard at public hearing.
5. Neighborhood Context. The property is located in the Belmont neighborhood.



DETAILED FINDINGS:

1. This petition involves approximately 3 acres bounded by Louise Avenue, Belmont Avenue and Pegram Street. Present zoning for this property is a combination of I-1 and R-6MF and the petitioner is seeking to rezone the entire property to I-1(CD).
2. The purpose of the change is to permit the construction of a storage/warehouse building as an addition to the existing Jack's Cookie Bake Plant.
3. Half of this property is already zoned I-1 and would permit the proposed use, but obviously the portion zoned multi-family does require the zone change. The request to combine all of the site under a CD plan is desirable in that it permits restricted development for this property under the control of the CD plan.
4. Jack's Cookie Company has been an operating business in this area for many many years. The present bakery is no longer sufficient for the needs of the business and expansion will facilitate the goals of the company.
5. In examining the present land use pattern and zoning pattern it becomes apparant that there really is very little neighborhood to protect in this case. Many lots stand vacant and on others there is dilapidated housing. Much of the housing that does exist is very marginal. It is therefore highly unlikely that given this setting new residential development will occur on the portion of the property zoned for residential purposes.
6. The site also has a direct relationship to existing I-2 zoning as well as portions which abut B-1 zoning. The residential zoning associated with this site is somewhat squeezed in between two areas of non-residential zoning.
7. The proposed expansion will now utilize the property rather than it remain in a vacant/derelict state. The expansion and the improvements to the site will improve the area.
8. Some opposition to the request was encountered at public hearing. Planning Commission deferred the matter once to allow neighborhood representatives and the petitioner to discuss concerns. Following those discussions the neighborhood opposition was removed.
9. Based upon the above circumstances, the petition is recommended for approval. The request is seen as an opportunity to fulfill necessary and needed expansion for a viable business in the area while at the same time help to improve the area's appearance by providing for new construction and new employment opportunities in the neighborhood.

Staff Opinion

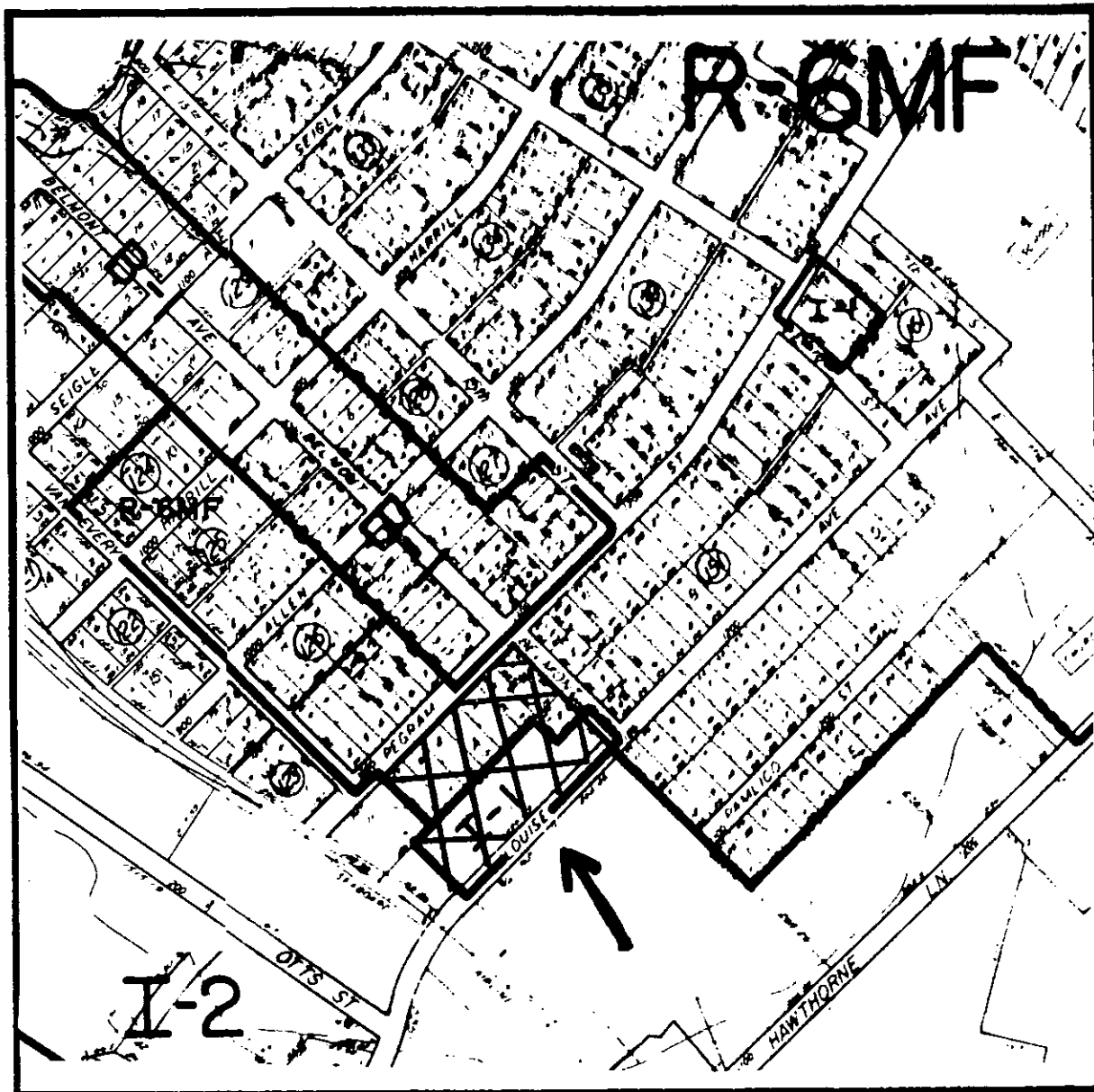
The staff agreed with Planning Commission.

PETITIONER Jack's Cookie Co.

PETITION NO. 86-49 HEARING DATE May 19, 1986

ZONING CLASSIFICATION, EXISTING I-1 & R-6MF REQUESTED I-1(CD)

LOCATION Approx. 3 acres bounded by Louise Avenue, Belmont Street  
and Pegram Street.



ZONING MAP NO. 101 & 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



Charlotte-Mecklenburg Planning Commission  
301 South McDowell Street Charlotte, N.C. 28204

86-49  
Mr. Fred E. Bryant  
1850 East Third Street  
Charlotte, North Carolina 28204

Charlotte-Mecklenburg Planning Commission  
301 South McDowell Street Charlotte, N.C. 28204

86-49  
Dr. Paul Drummond  
1100 Rocky Ridge Drive  
Charlotte, N.C. 28210

86-49

Dr. Paul Drummond  
Belmont  
1401 North Allen Street  
Charlotte, N. C. 28205

Ms. Mildred Taylor  
Optimist Park  
Post Office Box 5331  
Charlotte, N. C. 28225

Ms. Diana Williams  
Piedmont Courts  
Apt. 206 Piedmont Courts  
Charlotte, N. C. 28204

ORDINANCE NO. 1999-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of an approximately three acre site bounded by Louise Avenue, Belmont Street and Pegram Street from I-1 and R-6MF to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on May 19, 1986; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1 and R-6MF to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at the intersection of the northwesterly right-of-way line of Louise Avenue and the southwesterly right-of-way line of Belmont Avenue and running thence with said Belmont Avenue N. 44-00 E. 298.0 feet to the southeasterly right-of-way line of Pegram Street; thence with said Pegram Street S. 46.00 W. 414.0 feet to an existing I-2 zoning boundary line; thence with said zoning boundary line three courses as follows: (1) S. 44-00 E. 150.0 feet; (2) S. 46-00 W. 47.0 feet; (3) S. 44-00 E. 148.0 feet to the northwesterly right-of-way line of Louise Avenue; thence with said Louise Avenue N. 46-00 W. 461.0 feet to the BEGINNING.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of July, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 35, beginning on Page 37.

Pat Sharkey  
City Clerk

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of an approximately three acre site bounded by Louise Avenue, Belmont Street and Pegram Street from I-1 and R-6MF to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on May 19, 1986; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1 and R-6MF to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at the intersection of the northwesterly right-of-way line of Louise Avenue and the southwesterly right-of-way line of Belmont Avenue and running thence with said Belmont Avenue N. 44-00 E. 298.0 feet to the southeasterly right-of-way line of Pegram Street; thence with said Pegram Street S. 46.00 W. 414.0 feet to an existing I-2 zoning boundary line; thence with said zoning boundary line three courses as follows: (1) S. 44-00 E. 150.0 feet; (2) S. 46-00 W. 47.0 feet; (3) S. 44-00 E. 148.0 feet to the northwesterly right-of-way line of Louise Avenue; thence with said Louise Avenue N. 46-00 W. 461.0 feet to the BEGINNING.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

\_\_\_\_\_  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the reference having been made in Minute Book \_\_\_\_\_, and recorded in full in Ordinance Book \_\_\_\_\_, beginning on Page \_\_\_\_\_.

Pat Sharkey  
City Clerk



# PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to \_\_\_\_\_  
Jack's Cookie Company

owner(s) and successors-in-interest of the property described as tax parcel \* See below  
and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended section 3200 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of I-1(CD)

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and sections 3200, 3201, 3202, 3203, 3204, and 1300 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under section 1300 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with section 1300.

- \* 081-152-01
- 081-152-02
- 081-152-03
- 081-152-04
- 081-152-05
- 081-152-06
- 081-152-07
- 081-152-08
- 081-152-09
- 081-152-10
- 081-152-11

ADJOINING PROPERTY OWNERS

081-123-01     John H. Suddreth and Wife  
                  631 Lamar Avenue  
                  Charlotte, NC 28204

081-126-02     David E. Withrow  
081-126-03     2200 Edenton Road  
                  Charlotte, NC 28211

081-126-04     John V. Malphurs and Wife  
                  4822 Buckingham Drive  
                  Charlotte, NC 28209

081-126-05     Frank Oliver Alford Estate  
                  c/o Sam Alford  
                  319 S. Garnett Street  
                  Henderson, NC 27536

081-126-06     Aleaver B. Carter  
                  1017 Pegram Street  
                  Charlotte, NC 28205

081-126-07     Jack W. Stone and Wife  
                  2835 Temple Lane  
                  Charlotte, NC 28205

081-126-08     Catherine A. White  
                  315 Fairgreen Drive  
                  Charlotte, NC 28210

081-127-05     Thomas H. Haughton Estate  
                  c/o T. Haughton Pardee  
                  425 Trafalgar Place  
                  Matthews, NC 28105

081-151-01     Thomas D. Windsor and Wife  
081-151-02     RFD 4 Box 495  
                  Charlotte, NC 28208

081-151-03     John J. Oates and Wife  
                  RFD 14 Box 465  
                  Charlotte, NC 28208

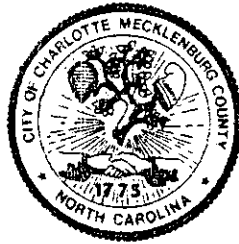
081-151-04     William F. Smith and Wife  
                  Route 4, Box 211-A  
                  Rock Hill, SC 29730

081-153-35 Hanfords, Inc.  
P. O. Box 32666  
Charlotte, NC 28232

081-153-11 Catherine Hardison  
1104 Louise Avenue  
Charlotte, NC 28205

081-112-08A Anne P. Heath  
262 Colville Road  
Charlotte, NC 28207

B M. Lee Heath, Jr.  
c/o BB&T  
P. O. Box 34097  
Charlotte, NC



## CHARLOTTE - MECKLENBURG PLANNING COMMISSION

April 16, 1986

Dear Property Owner:

A rezoning petition has been filed in our office for property that is located adjacent to yours. The specifics of the petition are listed below and on the attached map. A public hearing with the City Council and the Charlotte-Mecklenburg Planning Commission will be held at the time, date and place listed below. If you have any concerns about the rezoning, you are encouraged to attend the hearing.

Petitioner: Jack's Cookie Company                      Petition No.: 86-49  
Existing Zoning: I-1 = Light Industrial and R-6MF = Multi-Family Residential  
Proposed Change: I-1(CD) = Conditional Light Industrial  
Hearing Date: May 19, 1986                                      Time: 6:00 P.M.  
Place: Education Center, Fourth Floor Meeting Room, 701 East Second Street

This item is scheduled as the fifth rezoning petition to be heard by City Council. If you have any questions regarding this proposal, please call Debra Luckadoo-Shockley at 336-2205 between 8:00 A.M. and 5:00 P.M., Monday through Friday.

Anyone desiring to file a written petition of protest intended to invoke the City Council's 3/4 majority vote rule must file such a petition with the City Clerk not later than two working days before the hearing date. The 3/4 majority rule requires that 3/4 of those eligible to vote among the City Council and Mayor must vote affirmatively in order for a petition to receive approval. For more information on the 3/4 rule, you may call the City Clerk's Office at 336-2247. This notice has been sent to you as a public service by the Planning Commission.

Sincerely,

Elaine O. Burgwyn  
Community Service Planner

Attachment

ADJOINING PROPERTY OWNERS

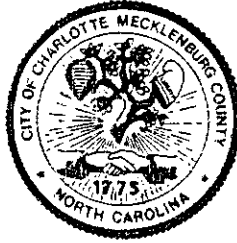
- 081-123-01 ✓ John H. Suddreth and Wife  
631 Lamar Avenue  
Charlotte, NC 28204
- 081-126-02 ✓ David E. Withrow  
081-126-03 2200 Edenton Road  
Charlotte, NC 28211
- 081-126-04 ✓ John V. Malphurs and Wife  
4822 Buckingham Drive  
Charlotte, NC 28209
- 081-126-05 ✓ Frank Oliver Alford Estate  
c/o Sam Alford  
319 S. Garnett Street  
Henderson, NC 27536
- 081-126-06 ✓ Aleaver B. Carter  
1017 Pegram Street  
Charlotte, NC 28205
- 081-126-07 ✓ Jack W. Stone and Wife  
2835 Temple Lane  
Charlotte, NC 28205
- 081-126-08 ✓ Catherine A. White  
315 Fairgreen Drive  
Charlotte, NC 28210
- 081-127-05 ✓ Thomas H. Haughton Estate  
c/o T. Haughton Pardee  
425 Trafalgar Place  
Matthews, NC 28105
- 081-151-01 ✓ Thomas D. Windsor and Wife  
081-151-02 RFD 4 Box 495  
Charlotte, NC 28208
- 081-151-03 ✓ John J. Oates and Wife  
RFD 14 Box 465  
Charlotte, NC 28208
- 081-151-04 ✓ William F. Smith and Wife  
Route 4, Box 211-A  
Rock Hill, SC 29730

081-153-35 ✓ Hanfords, Inc.  
P. O. Box 32666  
Charlotte, NC 28232

081-153-11 ✓ Catherine Hardison  
1104 Louise Avenue  
Charlotte, NC 28205

081-112-08A ✓ Anne P. Heath  
262 Colville Road  
Charlotte, NC 28207

B ✓ M. Lee Heath, Jr.  
c/o BB&T  
P. O. Box 34097  
Charlotte, NC 28234



## CHARLOTTE - MECKLENBURG PLANNING COMMISSION

April 16, 1986

Dear Neighborhood Leader:

A rezoning petition has been filed in our office which is in the general area of your neighborhood. A public hearing will be held on this proposal at which time you are encouraged to express your viewpoints. A map locating the site plus additional information on the hearing and the proposed change is included in this letter.

Petitioner: Jack's Cookie Company

Petition No.: 86-49

Existing Zoning: I-1 = Light Industrial and R-6MF = Multi-Family Residential

Proposed Change: I-1(CD) = Conditional Light Industrial

Hearing Date: May 19, 1986

Time: 6:00 P.M.

Place: Education Center, Fourth Floor Meeting Room, 701 East Second Street

This item is scheduled as the fifth rezoning petition to be heard by City Council. If I can be of further help, please call me at 336-2205.

Anyone desiring to file a written petition of protest intended to invoke the City Council's 3/4 majority vote rule must file such a petition with the City Clerk not later than two working days before the hearing date. The 3/4 majority rule requires that 3/4 of those eligible to vote among the City Council and Mayor must vote affirmatively in order for a petition to receive approval. For more information on the 3/4 rule, you may call the City Clerk's Office at 336-2247. This notice has been sent to you as a public service by the Planning Commission.

Sincerely,

Elaine O. Burgwyn  
Community Service Planner

Attachment

Copy of site plan sent to Dr. Paul Drummond, Belmont.

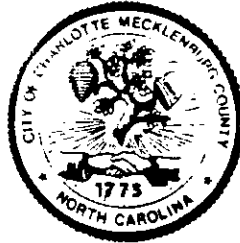
86-49

Dr. Paul Drummond  
Belmont  
1401 North Allen Street  
Charlotte, N. C. 28205

Ms. Mildred Taylor  
Optimist Park  
Post Office Box 5331  
Charlotte, N. C. 28225

Ms. Diana Williams  
Piedmont Courts  
Apt. 206 Piedmont Courts  
Charlotte, N. C. 28204





## CHARLOTTE - MECKLENBURG PLANNING COMMISSION

April 16, 1986

Mr. Fred E. Bryant  
1850 East Third Street  
Charlotte, North Carolina 28204

Location:

Approximately 3 acres bounded by Louise Avenue, Belmont Street and Pegram Street.

Dear Mr. Bryant:

The Charlotte City Council and the Charlotte-Mecklenburg Planning Commission will consider Petition No. 86-49 for a change in the zoning classification of property at the above mentioned location on May 19, 1986, at 6:00 o'clock P.M. in the Education Center, Fourth Floor Meeting Room, 701 East Second Street. This item is scheduled as the fifth rezoning petition to be heard by City Council.

At this time, you may appear in the interest of the petition, if you so desire.

Sincerely,

Debra Luckadoo-Shockley  
Senior Zoning Planner

DLS:oj

LEGAL DESCRIPTION  
REZONING PETITION 86-49

BEGINNING at the intersection of the northwesterly right-of-way line of Louise Avenue and the southwesterly right-of-way line of Belmont Avenue and running thence with said Belmont Avenue N. 44-00 E. 298.0 feet to the southeasterly right-of-way line of Pegram Street; thence with said Pegram Street S. 46-00 W. 414.0 feet to an existing I-2 zoning boundary line; thence with said zoning boundary line three courses as follows: (1) S. 44-00 E. 150.0 feet; (2) S. 46-00 W. 47.0 feet; (3) S. 44-00 E. 148.0 feet to the northwesterly right-of-way line of Louise Avenue; thence with said Louise Avenue N. 46-00 W. 461.0 feet to the BEGINNING.

*Jack's  
Cookie*

*Jack's Cookie Co.*