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Petition # _____

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 - Other
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* 0 0 B R E A K 0 0 *

Petition #: 2000-67

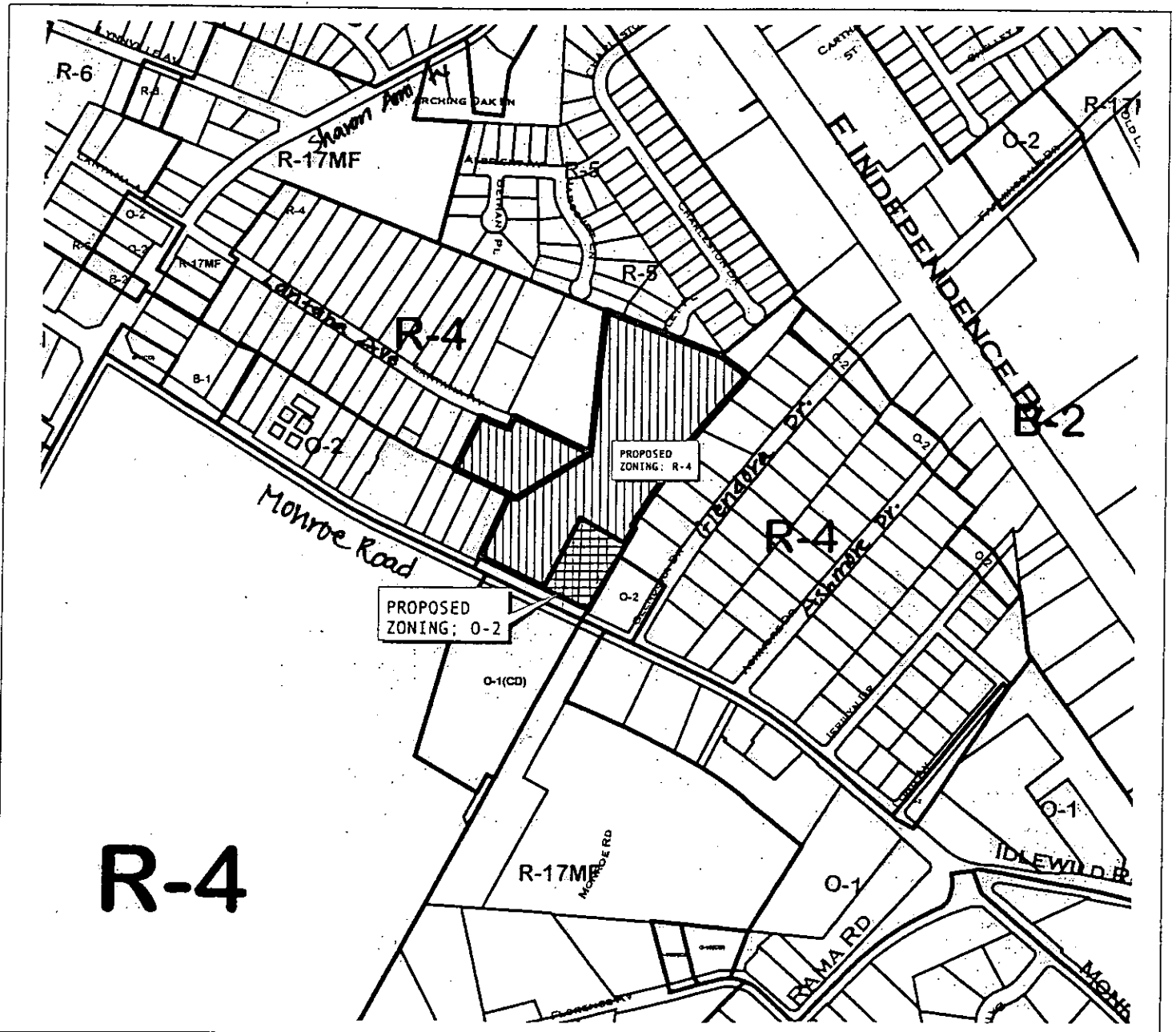
Petitioner: WINGATE UNIVERSITY

Hearing Date: Jan 16, 2001

Zoning Classification (Existing): 0-6(CD)

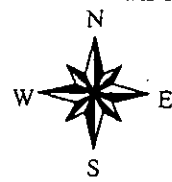
Zoning Classification (Requested): R-4 & 0-2

Acresage & Location *Approximately 12 acres located on the north side of Monroe Road, east of Sharon Amity Road and west of Glendora Drive.*



Zoning Map #(s);

map 123



**ZONING COMMITTEE
RECOMMENDATION**

DATE: January 22, 2001

PETITION NO.: 2000-67

PETITIONER(S): Mecklenburg County Parks and Recreation Department

LOCATION: Approximately 11.3 acres located on the north side of Monroe Road, east of Sharon Amity Road and west of Glendora Drive.

REQUEST: Change from O-6(CD) to R-4 and O-2

ACTION: The Zoning Committee voted to recommend **APPROVAL** of this petition by a vote of 7-0.

VOTE: *Yeas:* Anderson, Hopper, B. Johnson, W. Johnson, Jones, Plyler and Ramsey

Nays: None

SUMMARY OF PETITION

This petition requests a conventional single-family residential district for the undeveloped portion of the site. The acre proposed to be rezoned to O-2 is already fully developed with an office building and associated parking lot. Permitted uses in the R-4 district include single family detached homes, child care homes, group homes, elementary and secondary schools, parks and greenways, outdoor recreation, and religious institutions.

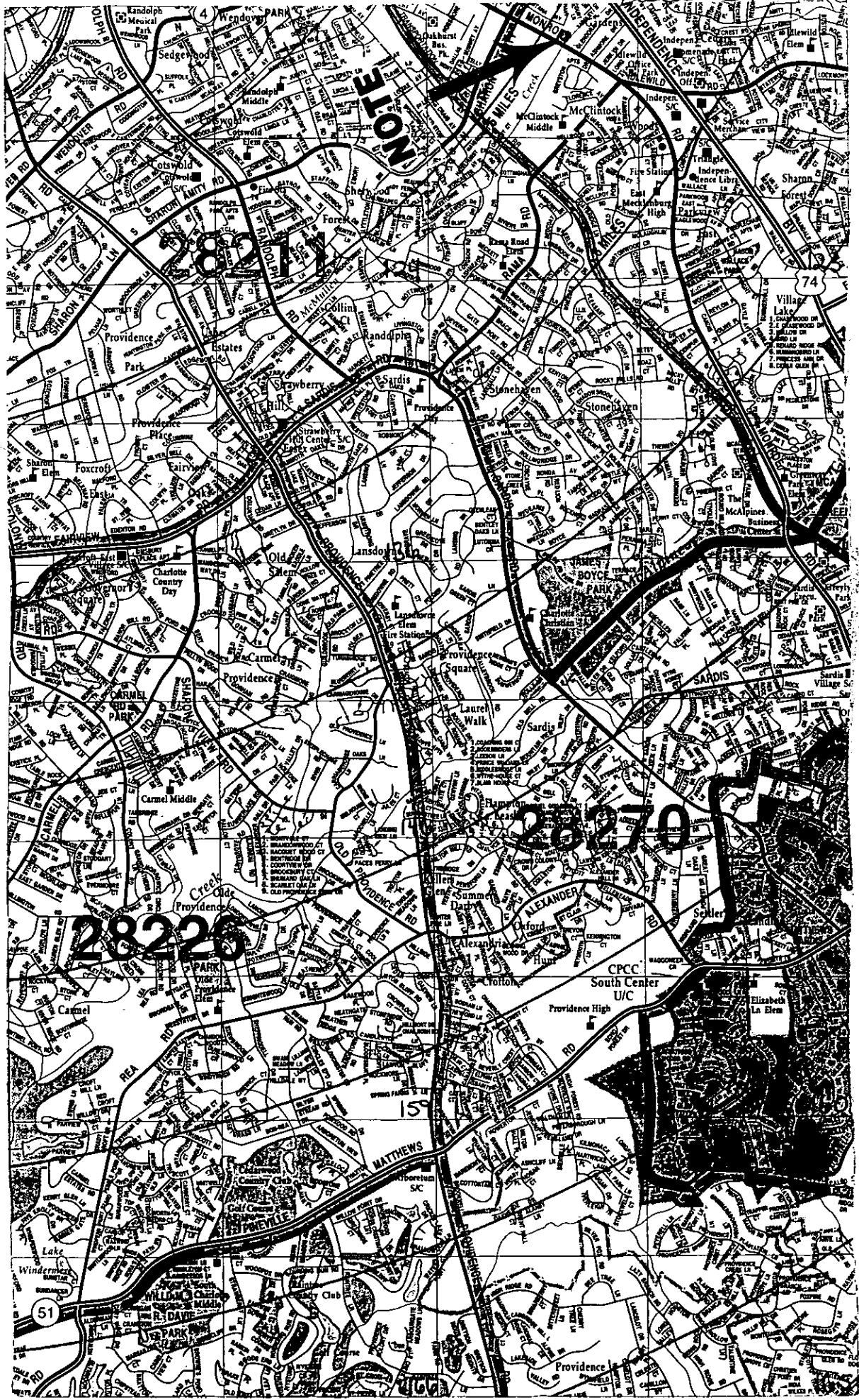
ZONING COMMITTEE DISCUSSION/RATIONALE

The Zoning Committee discussed the use of the existing office structure located on the petitioned site. Mecklenburg County Parks and Recreation will use the building for Park offices. The Committee determined that rezoning the site to R-4 is appropriate.

STAFF OPINION

The Staff agrees with the recommendation of the Zoning Committee.

2000-67



28226

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28270

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PROVIDENCE

28226

ALEXANDER

CPCC
South Center
U/C

Providence High

Elizabeth
La Elem

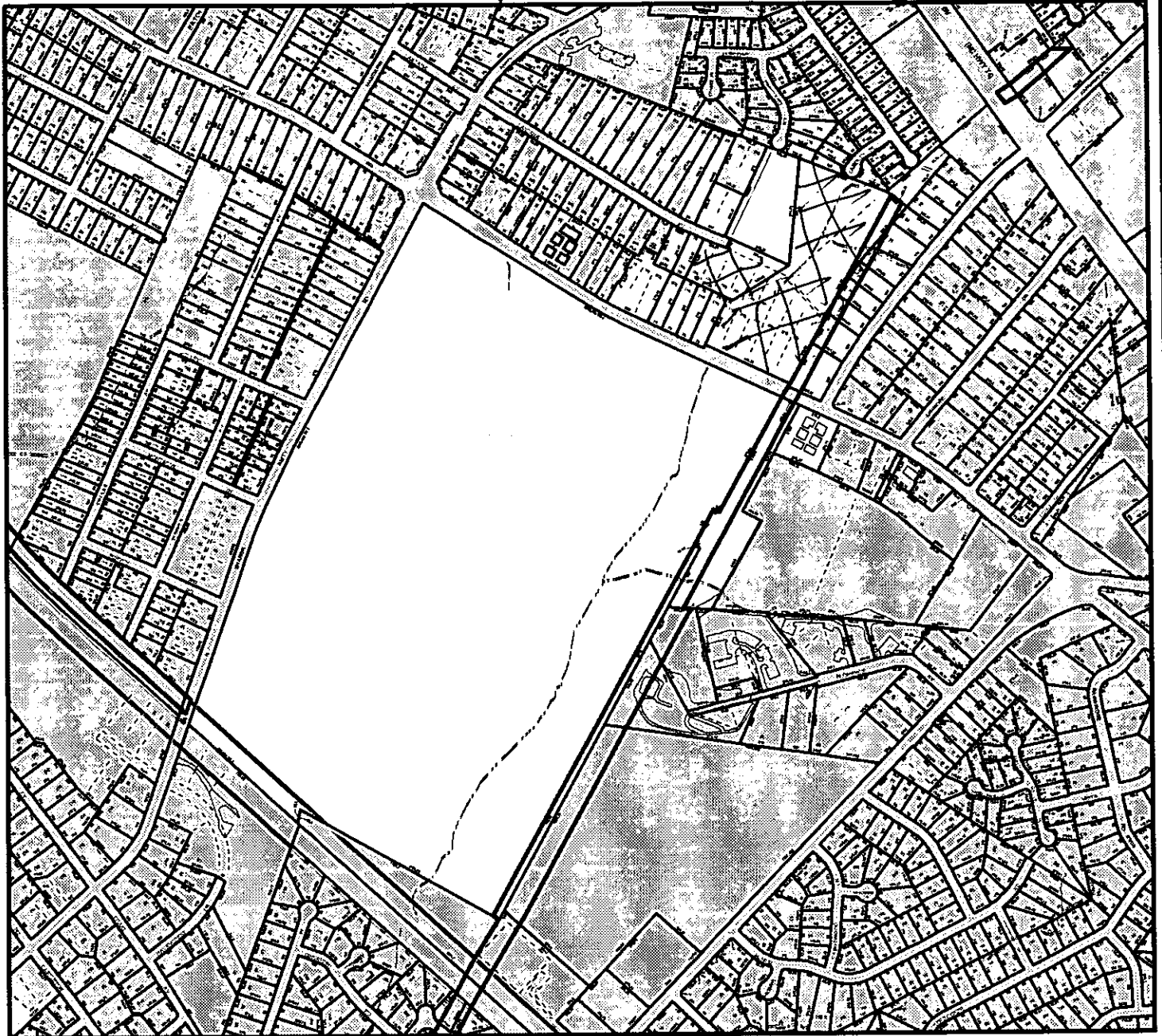
MATTHEWS

Providence

74

51

MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM



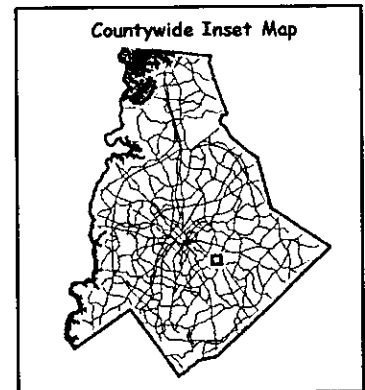
Tax Parcel-IDs Selected: See Tax Information Report for List of Parcel-IDs

Tax Book & Page Selected: N/A

00-07

LEGEND

- Power/Cable/Fiber
- Public Center
- Utility ROW
- Utility ROW
- Aerial Parcel Lines
- Railroad ROW
- Water Ditches
- Jurisdiction
- Charlotte
- Davidson
- Cornelius
- Pineville
- Matthews
- Huntersville
- Mint Hill
- Wax Hams



Scale : 1 Inch = 1000 Feet

Map Created on Monday, July 17, 2000 03:06 PM

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina containing 12.45 acres, more or less, and being more particularly described as follows:

Beginning at the intersection of the west right of way line of Glendora Drive (60' right of way) and the north right of way line of Monroe Road (variable right of way, but 60' at this point), said point being the POINT OF COMMENCEMENT; thence, along the north right of way line of Monroe Road in a westerly direction a distance of 180.0' to a point marked by a 1-1/4" pipe, where the right of way of Monroe Road changes from 60' in width to 80' in width, and said point being the POINT OF BEGINNING; thence, continuing within the right of way of Monroe Road N64°45'49"W a distance of 459.84' to a point marked by a 1-1/4" pipe, where the right of way line of Monroe Road changes from 80' in width to 60' in width; thence, along the jog in the north right of way line of Monroe Road N25°06'08"E a distance of 20.00' to a point marked by a 1/2" rebar set; thence, leaving the north right of way line of Monroe Road N25°06'08"E a distance of 255.42' along the east property line of Aaron & Joan Baker (Deed Book 2343, Page 531) to a point marked by a 1-1/4" pipe; thence, N64°55'29"W a total distance of 227.29' along the north property lines of Aaron & Joan Baker (Deed Book 2343, Page 531), Charlie C. & Grace M. Choe (Deed Book 10160, Page 239) and Charles R. Mays (Deed Book 3882, Page 380) to a point marked by an 1/2" rebar set; thence, N25°15'38"E a distance of 218.37' along the east property line of Philip L. Martin (Deed Book 7573, Page 227) to a point marked by a 1" pipe; thence, along the south right of way line of Lantana Avenue (50' right of way) S64°46'50"E a distance of 123.44' to a point marked by a 5/8" rebar found at the southeast corner of Lantana Avenue right of way; thence, along the east right of way line of Lantana Avenue N25°13'42"E a distance of 50.11' to a point marked by a 1/2" rebar found at the northeast corner of Lantana Avenue; thence, S64°47'59"E a distance of 323.42' along the south property line of Richard & Melody Windham (Deed Book 8157, Page 184) to a point marked by a 1-1/4" pipe; thence, N04°28'50"E a distance of 541.71' along the east property line of Richard & Melody Windham (Deed Book 8157, Page 184) to a point marked by a 1-1/4" pipe; thence, S67°29'02"E a distance of 474.53' along the south property lines of Rich Audrey (Deed Book 6904, Page 009), Cheryl Hicks (Deed Book 4455, Page 327) and the City of Charlotte (Deed Book 2192, Page 353) to a point marked by a 1/2" rebar; thence, S56°24'42"E a distance of 128.17' along the south property line of Hilda Jean Miller & J. Rea Bass, Jr. (Deed Book 8152, Page 082) to a point marked by a 1-1/4" pipe; thence, along the west property line of Lots 1-8, Crab Orchard Development, Block Number 2 (Map book 7, Page 231) the following five (5) courses and distances: (1) S40° 53'02"W a distance of 355.39' to a point marked by a 5/8" rebar; (2) S34°56'26"W a distance of 345.26' to a point marked by a 1" rod; (3) S42°01'02"E a distance of 11.37' to a point marked by a 1/2" rebar; (4) S29°02'43"W a distance of 347.78' to a point marked by a 1/2" rebar set on the north right of way line of Monroe Road; (5) S29° 02'43"W a distance of 20.05' to a point marked by a 1-1/4" pipe, said point being the POINT OF BEGINNING.