



* 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 # _____

Document type:

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



* 0 0 B R E A K 0 0 *

Petition #: 2001-44

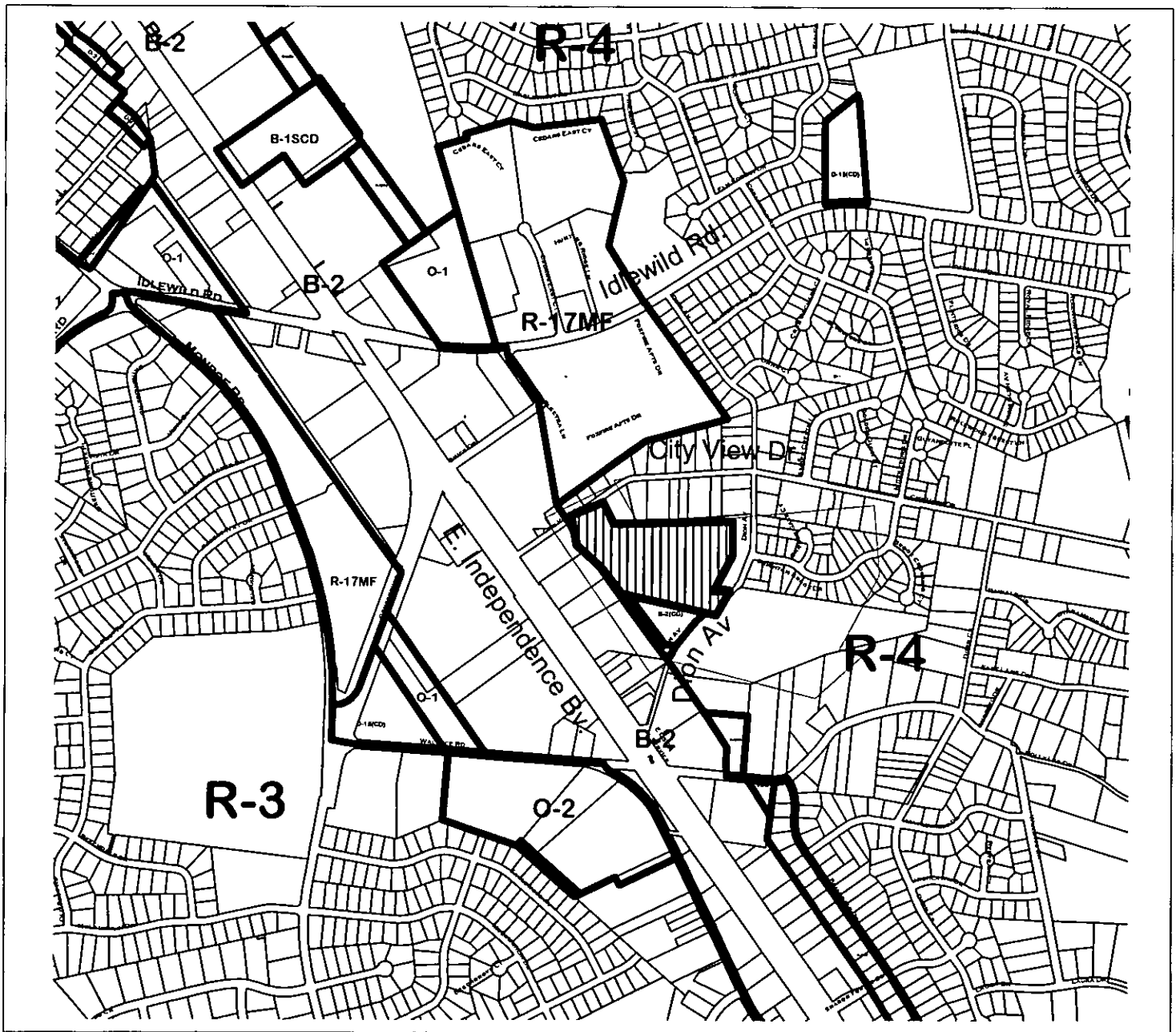
Petitioner: Hendrick Automotive Group

Hearing Date: April 17, 2001

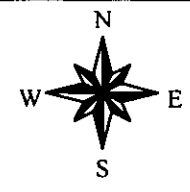
Zoning Classification (Existing): R-4

Zoning Classification (Requested): B-2(CD)

Acreage & Location Approximately 13.3 acres located on the west side of Dion Avenue, south of City View Drive, and east of E. Independence Boulevard



Zoning Map #(s):



DATE 5/29/01

Petition No. 01-044
Hendrick Automotive Group

ORDINANCE NO. _____

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

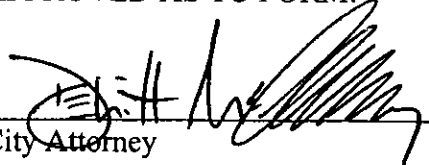
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 to B-2(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:



City Attorney

I, _____, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 29th day of May, 2001, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this _____ day of _____, 2001.

Petition #: 2001-44

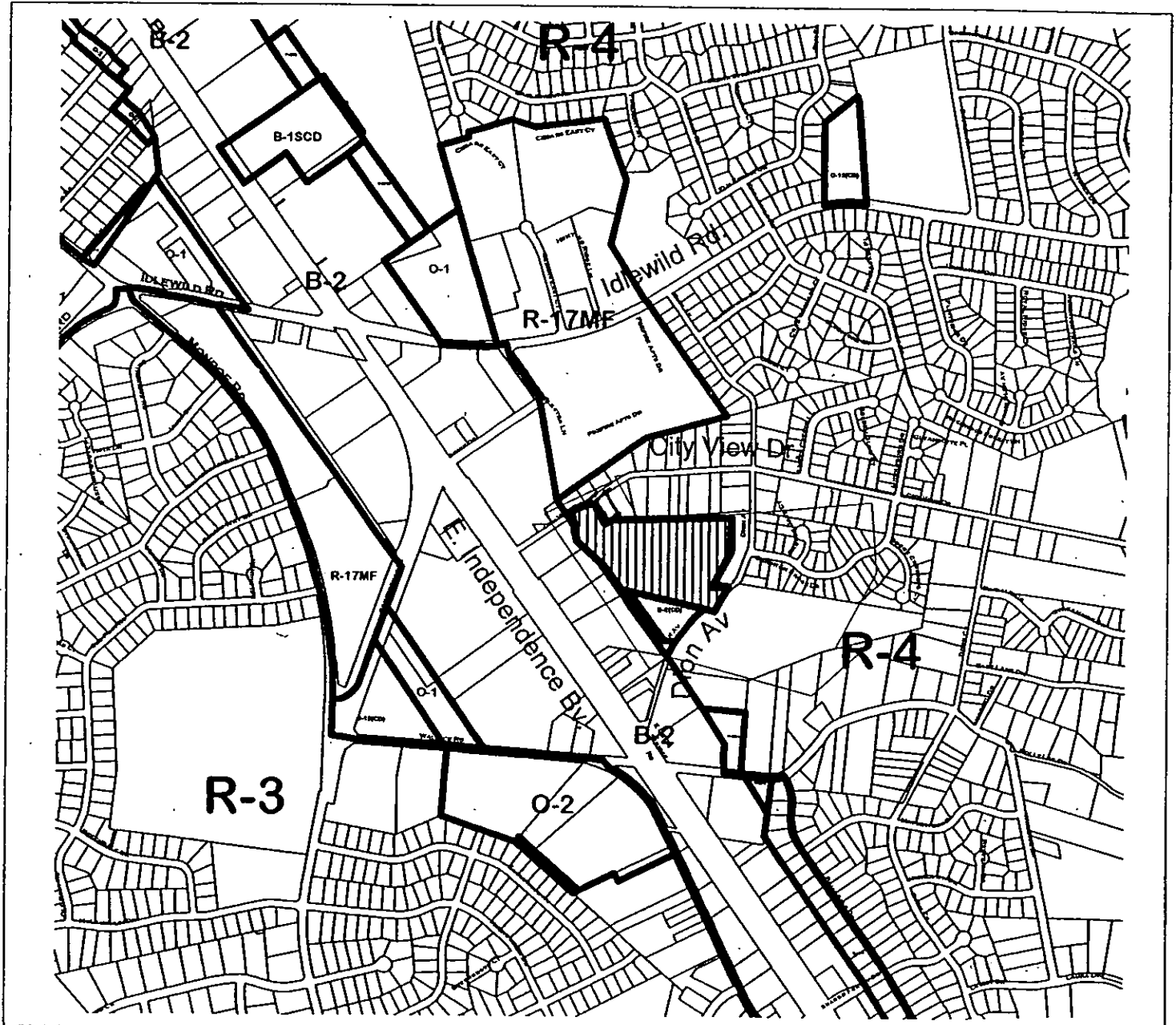
Petitioner: Hendrick Automotive Group

Hearing Date: April 17, 2001

Zoning Classification (Existing): R-4

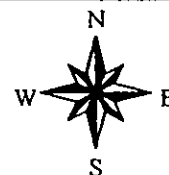
Zoning Classification (Requested): B-2(CD)

Acreage & Location Approximately 13.3 acres located on the west side of Dion Avenue, south of City View Drive, and east of E. Independence Boulevard



Zoning Map #(s); 123

Charlotte-Mecklenburg Planning Commission



The Walter Fields Group, Inc.
831 E. Morehead St., Suite 655
Charlotte, NC 28202
Phone (704)372-7855
Fax (704)372-7856

The Walter Fields Group, Inc.

Fax

To: Sonya Sanders From: Walter Fields

Fax: 704-336-5964 Pages: 3, including cover sheet

Phone: 704-336-8310 Date: 4/23/01

Re: Petition# 01-44 cc: file

- Urgent For Review Please Comment Please Reply Please Recycle

● Comments: If you have any questions, please do not hesitate to call. Thank you. Walter.

The information contained in this facsimile transmittal may be privileged and/or confidential and is intended only for the use of the person to whom it is addressed. If the reader of this message is not the intended recipient (or such recipient's employee or agent), you are hereby notified not to read, distribute or copy the materials which follow and are a part of this facsimile transmittal without the prior written consent of the sender. If you have received this facsimile transmittal in error, please notify the sender by collect telephone call and return the original facsimile transmittal to us by mail and we will reimburse you for the required postage. Thank you.

LEGAL DESCRIPTION
HENDRICK AUTOMOTIVE GROUP
10.7521 ACRES
DION AVENUE, CHARLOTTE, NC

2001-44

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a new iron rod located in the southerly margin of the 40-foot wide public right-of-way of City View Drive and the northeast corner of the property owned, now or formerly, by G.M. Wallace as described in deed recorded in Deed Book 5674, Page 996 in the Mecklenburg County Public Registry; thence with the southerly margin of the said City View Drive N 56-21-50 E 206.70 feet to a new iron rod located in the northwest corner of Lot 48, Block E of City View Acres, Map Book 6, Page 759, owned, now or formerly, by C. L. Kelley as described in deed recorded in Deed Book 1818, Page 191, Mecklenburg County Public Registry; thence with the westerly margin of Lot 48 S 24-09-40 E 136.02 feet to a 1/2-inch existing iron rod located in the southwest corner of Lot 48; thence with the southerly margin of Lots 48, 47, 46 and 45, owned by C. L. Kelley, Lots 44, 43, 42, 41, 40, 39, 38, 37 and 36 owned, now or formerly by G. J. Shipley as described in deed recorded in Deed Book 4754, Page 996, Lots 35, 34, 33 and 32 owned, now or formerly, by Domashevskiy as described in deed recorded in Deed Book 7840, Page 276, Lots 31, 30, 29, 28, 27 and 26 owned, now or formerly, by W.R. Baucom as described in deed recorded in Deed Book 1864, Page 76, Lots 25 and 24 owned, now or formerly, by M.I. Baucom as described in deed recorded in Deed Book 4742, Page 934, Lots 23, 22 and 21 owned, now or formerly, by N. R. Baucom as described in deed recorded in Deed Book 4940, Page 387, Lots 20, 19, 18, 17, 16 and 15 owned, now or formerly, by P. L. Alexander, Jr. as described in deed recorded in Deed Book 1711, Page 61, Lots 14, 13 and 12 owned, now or formerly, by F. A. Troutman as described in deed recorded in Deed Book 4323, Page 851, and Lot 1 owned, now or formerly, by the heirs of C.J. McEwen, all of the Mecklenburg County Public Registry N 86-41-43 E 866.45 feet to a point in the southerly line of the aforesaid Lot 1, City View Acres as shown in Map Book 6, Page 759 of said Registry; thence with four (4) new courses and distances as follows: 1) S 02-13-10 W 199.07 feet to a point; 2) S 09-03-38 W 11.74 feet to a point; 3) S 22-24-24 W 242.11 feet to a point; 4) S 67-35-39 E 114.54 feet to a new iron rod in the westerly margin of Dion Avenue (S.R. 3231) variable width public right-of-way; thence with the westerly margin of said Dion Avenue (S.R. 3231) S 48-06-12 W 216.39 feet to a 1 1/2 inch existing iron pin located in the northeast corner of the property owned, now or formerly, by P. T. Morgan as described in deed recorded in Deed Book 9799, Page 465, Mecklenburg County Public Registry; thence with the northerly margin of P. T. Morgan N 78-46-47 W 516.63 feet to a 1 inch existing iron pin; thence continuing with the northerly margin of P.T. Morgan, S 61-55-20 W 66.62 feet to a new iron rod located in the southeast corner of the property owned, now or formerly, by J.M. Wallace, Jr. as described in deed recorded in Deed Book 3528, Page 527, Mecklenburg County Public Registry; thence with the easterly margin of J.M. Wallace, Jr. N 34-22-54 W 189.20 feet to a 9/16 inch existing iron rod located in the southeast corner of the property owned, now or formerly, by East Mecklenburg Corporation as described in Deed recorded in Deed Book 3314, Page 531 in the Mecklenburg County Public Registry; thence with the easterly margin of East Mecklenburg Corporation the following two (2) courses and distances (1) N 34-22-54 W 66.92

feet to a new iron rod and (2) N 34-22-54 W 147.99 feet to a ½ inch existing iron pin located in the northeast corner of said East Mecklenburg Corporation; thence with the northerly margin of East Mecklenburg Corporation S 55-46-27 W 12.42 feet to a ¾-inch existing iron pin located in the southeast corner of the property owned, now or formerly, by G.M. Wallace as described in Deed recorded in Deed Book 5674, Page 996 in the Mecklenburg County Public Registry; thence with the easterly margin of G.M. Wallace N 34-23-45 W 226.08 feet to the Point and Place of Beginning, containing 10.7521 acres as shown on a survey for Hendrick Automotive Group by R. B. Pharr & Associates, P. A. dated January 9, 2001, last revised April 17, 2001 and bearing file # W-2635.