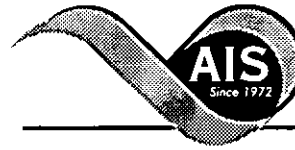




* 0 0 B R E A K 0 0 *



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An Information
Management Company

City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-044

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 #: 2001-44

Date Filed: 01-22-01

Received By: [Signature]

OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: See attached sheets

Owner's Address: _____

Date Property Acquired: _____ Tax Parcel Number(s): 165-042-13, 23, & 25

LOCATION OF PROPERTY (Address or Description): Dion Ave. and City View Dr.

Size (Sq.Ft. or Acres): Approx. 13.32 Acres Street Frontage (Ft.): Approx. 206.7 ft. on City View Dr.

Current Land Use: Mostly undeveloped with one single-family residence

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: B-2 CD

Purpose of Zoning Change: To provide for expansion to the existing automobile dealership.

Walter Fields, The Walter Fields Group, Inc.

Name of Agent

831 E. Morehead St., St.655, Charlotte, NC 28202

Agent's Address

704-372-7855

Telephone Number

704-372-7856

Fax Number

See attached sheets

Signature of Property Owner if other than Petitioner

Hendrick Automotive Group

Name of Petitioner(s)

6000 Monroe Rd., Charlotte, NC 28212

Address of Petitioner(s)

704-568-5550

Telephone Number

704-566-3295

Fax Number

[Signature]
1
Signature

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Amended 02-06-01 (map)

Petition #: 2001-44
Date Filed: 01-22-01
Received By: SSS

OFFICE USE ONLY

OWNERSHIP INFORMATION: Gertrude W. Morgan
Property Owner: See attached sheets East Mecklenburg Corp.

Owner's Address: _____

Date Property Acquired: _____ Tax Parcel Number(s): 165-042-13, 23, & 25

LOCATION OF PROPERTY (Address or Description): Dion Ave. and City View Dr.

Size (Sq.Ft. or Acres): Approx. 13.32 Acres Street Frontage (Ft.): Approx. 206.7 ft. on City View Dr.

Current Land Use: Mostly undeveloped with one single-family residence

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: B-2 CD

Purpose of Zoning Change: To provide for expansion to the existing automobile dealership.

Walter Fields, The Walter Fields Group, Inc.
Name of Agent

831 E. Morehead St., St.655, Charlotte, NC 28202
Agent's Address

704-372-7855 704-372-7856
Telephone Number Fax Number

See attached sheets
Signature of Property Owner if other than Petitioner

Hendrick Automotive Group
Name of Petitioner(s)

6000 Monroe Rd., Charlotte, NC 28212
Address of Petitioner(s)

704-568-5550 704-566-3295
Telephone Number Fax Number

Richard A. Gabe
Signature

Petition #: 2001-44

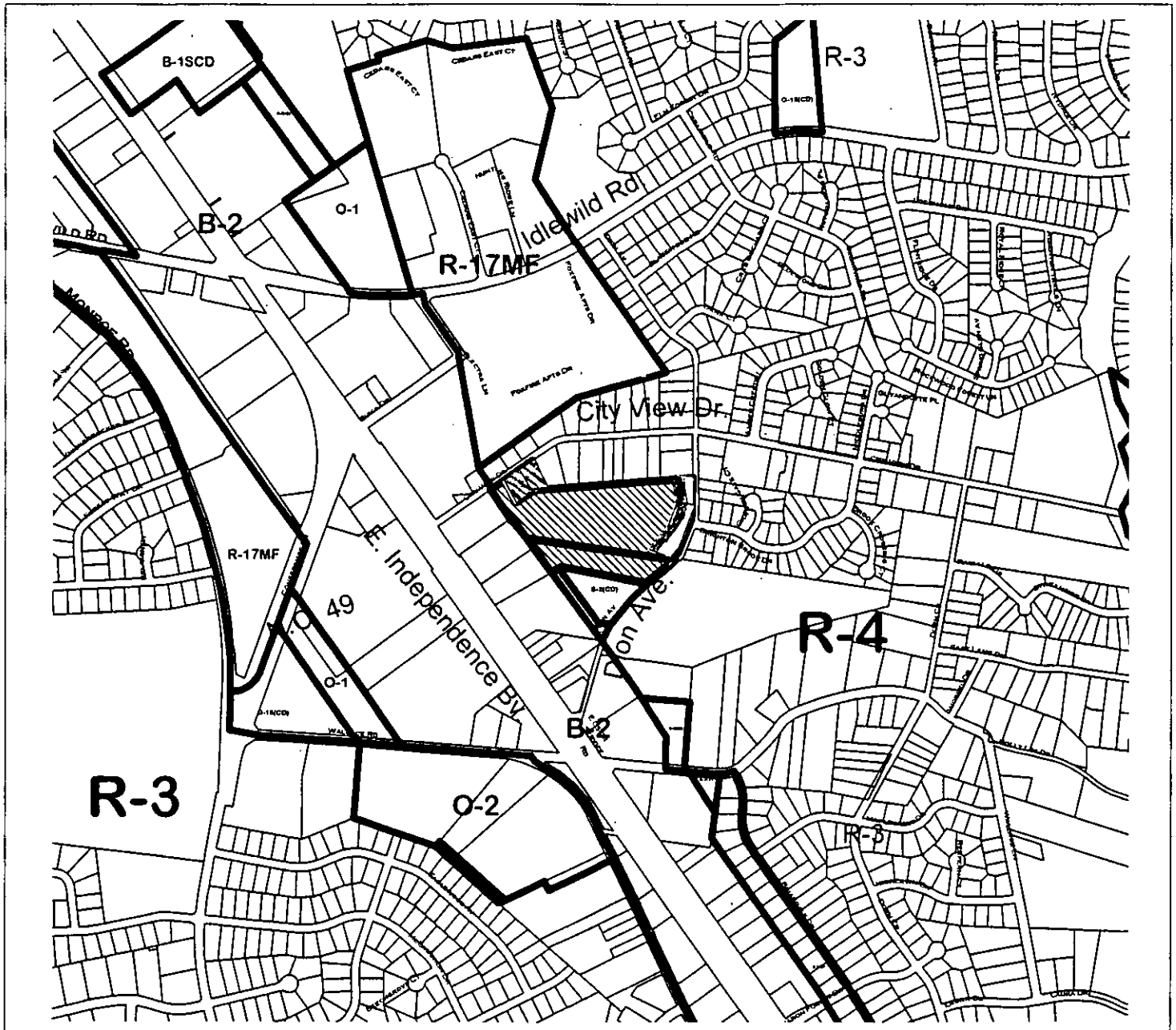
Petitioner: Hendrick Automotive Group

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



LEGAL DESCRIPTION
HENDRICK AUTOMOTIVE GROUP
12.6154 ACRES
DION AVENUE, CHARLOTTE, NC

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 ½-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. Trutman 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 1000.79 feet to a 1 inch existing iron pin located 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) the following four (4) courses and distances: (1) S 00-41-01 W 230.10 feet to a new iron rod; (2) S 22-22-49 W 236.49 feet to a new iron rod (3) S 48-06-12 W 55.51 feet to a new iron rod and (4) S 48-06-12 W 216.39 feet to a 1 ½ 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 3/4-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 12.6154 acres as shown on a survey for Hendrick Automotive Group by R. B. Pharr & Associates, P. A. dated January 9, 2001, and bearing file # W-2635.

