AGENDA

Meeting Type:	Z
Date	06-02-1986
SUBJECT	

City of Charlotte, City Clerk's Office

Charlotte

FILE COPY

June 2, 1986

council agenda

Charlotte

IN MEETING JUNE 2, 1986

5:00 p.m. - Dinner

6:00 p.m. - ZONING HEARINGS - Petitions by Myers Park Homeowners Association.
Sedgefield Junior High School
2700 Dorchester Place

ITEM NO.

1. Invocation: Reverend Thomas Green, Park Road Baptist Church.

2. Hearing on Petition No. 86-55 for a change in zoning from R-6MF to R-12 for three lots, a total of 2.387 acres located at 2200, 2205 and 2217 Selwyn Avenue.

   Attachment No. 1-A

3. Hearing on Petition No. 86-56 for a change in zoning from R-6MF to R-12 for a .545 acre site located at 1550 Queens Road - two parcels on Queens Road across the street from termination of Oxford Place.

   Attachment No. 1-B

4. Hearing on Petition No. 86-57 for a change in zoning from R-6MF to R-12 for site at 1348 Queens Road; from O-6 to R-12, at 600 Hermitage Road; and from O-6 to R-15MF at 802 and 830 Providence Road - a total of 3.760 acres.

   A protest petition has been filed to invoke the 3/4 rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

   Attachment No. 1-C

council agenda

Mayor Harvey B. Gantt **Mayor Pro Tem Al Rousso**

Charlie S. Dannelly
Gloria Fenning
Ann Hammond
Ron Leeper
Roy Matthews
Cyndee Patterson
Pamella G. Patterson
Minette Conrad Trosch
Richard Vinroot
Velva W. Woollen

5. Hearing on Petition No. 86-58 for a change in zoning from R-15MF and R-12MF to R-12 for 9 lots (a total of 4.958 acres) located on the southwest side of Queens Road.

Attachment No. 1-D

6. Hearing on Petition No. 86-59 for a change in zoning from R-6MFH to R-6MF for a .917 acre site located at 453 Edgehill Road.

A protest petition has been filed to invoke the 3/4 rule, requiring affirmative votes from 3/4 of the Mayor and Council-members, not excused from voting in order to rezone the property.

Attachment No. 1-E

7. Hearing on Petition No. 86-60 for a change in zoning from O-6 and R-15MF to R-9 for 8 lots (a total of 4.48 acres) located at the intersection of Queens Road and East Morehead Street.

Attachment No. 1-F

8. Hearing on Petition No. 86-61 for a change in zoning from R-15MF to R-12 for 7 lots (a total of 4.2 acres) located on the east side of Queens Road from Edgehill Road, north and past Bromley Road.

A protest petition has been filed to invoke the 3/4 rule, requiring affirmative vote of 3/4 of the Mayor and Council-members, not excused from voting in order to rezone the property.

Attachment No. 1-G

9. Hearing on Petition No. 86-62 for a change in zoning from R-15MF to R-12 for 8 lots (a total of 3.84 acres) located on the west side of Queens Road from Bromley Road to dead-end of Hermitage Place.

A protest petition has been filed to invoke the 3/4 rule, requiring affirmative vote of 3/4 of the Mayor and Council-members, not excused from voting in order to rezone the property.

Attachment No. 1-H

10. Hearing on Petition No. 86-63 for a change in zoning from B-1 and O-6 to R-15MF for 5 lots (a total of 2.319 acres) located on East Morehead between Henley Place and Bromley Road, and at the intersection of Henley and Kings Drive.

Attachment No. 1-I

* * * * * * * * * * * * * * * * *

Staff Analysis

MYERS PARK REZONING PETITIONS

Background

The petitions which are listed below represent a series of rezoning applications filed on behalf of the Myers Park Homeowners Association In general it is the purpose of these applications to downzone properties throughout the neighborhood to match the current land use with zoning on the property Many of these requests involve property which is currently zoned multi-family of some sort or another to a requested single family classification although there are a few parcels which are zoned office or business that are also involved in these requests

These petitions represent a second neighborhood effort to decrease the development intensity allowed in the neighborhood. In 1976 a similar series of petitions was heard at public hearing that resulted in a number of changes to zoning which also sought to downzone During the ensuing ten years since those petitions, a number of changes have occurred in the general Myers Park neighborhood. Often these changes have come about due to the fact that high density multi-family parcels have been converted from single family usage to multi-family Obviously Myers Park represents a prestige neighborhood and offers many excellent amenities that are frequently associated with Charlotte's inner city neighborhoods Multi-family development in the neighborhood therefore has opened the door for new housing for many people who find the convenience of the area suitable to their lifestyle However, the development of those new projects has meant that existing single family homes have been demolished and it is that concern which has prompted the neighborhood in this case to request the zone changes represented in these petitions

It should be remembered that the recently adopted 2005 Plan recognizes the unique value of our inner city neighborhoods Indeed a very strong policy contained in the plan calls for the preservation of these areas Techniques which can help preserve this neighborhood include zone changes, historic designation, maintenance of existing housing, sensitive infill development, etc The homeowners association believes that a key technique involves the zone change process and has therefore filed these petitions

No doubt these proceedings will generate considerable discussion and controversy These type of zoning changes nearly always do There will be the usual argument of the interests of the property owner versus those of the welfare of the general public As is noted in the summaries below staff is keenly interested in the preservation of the neighborhood as well as the fulfillment of policy goals contained in the 2005 Plan In many of the petitions it is believed that the requests are meritorious and reasonable in light of the potential harmful, long term effects that unconditional multi-family zoning represents to the neighborhood

Generally staff is not recommending any zoning change that would result in a non-conforming use The one consistent exception to this is the case where duplex units are considered close enough to a single family detached unit to

warrant single family zoning Staff believes that an existing office or apartment use should not be rezoned

Petition No 86-55

This petition is sponsored by the Myers Park Homeowners Association, Inc for three parcels of land located on Selwyn Avenue at Bucknell Avenue The present zoning is R-6MF and the petition is requesting that the lots be rezoned to R-12

Each of the parcels is developed with a single family home For the most part much of the general vicinity is likewise developed, although in this immediate vicinity there are several multi-family developments

The Homeowners Association wishes to rezone these lots in order to conform the land use to the appropriate zoning category. Since the properties are developed with single family homes rezoning the parcels in question to a single family category will be consistent with the land use and no non-conforming use will be created

It is believed that the requested rezoning to a single family classification for the parcels is not only consistent with the land use but the general pattern of the area and the requested rezoning is encouraged for approval.

Petition No. 86-56

The property involved in this petition is comprised of two parcels of land which front on Queens Road opposite the intersection of Oxford Place The site is presently zoned R-6MF and R-6MF-H and the petition requests R-12 zoning for the property

The present development pattern along Queens Road in this immediate vicinity is largely single family development although some multi-family development is located nearby The high rise Carlton is next door. Two large churches, Myers Park Methodist and Myers Park Presbyterian, are also in the vicinity

The site has two single family homes on it at the present time Rezoning the property as requested will not create a non-conforming use Given the current usage of the property and its location away from the major intersection of the area, there is some merit that single family zoning can be appropriately located here However, a more appropriate zoning for this site is multi-family due to its relationship to the adjoining R-6MF-H parcel, which is The Carlton The current high density multi-family zoning does potentially represent a development potential that is too intense and staff would recommend R-9MF instead This zoning will achieve a reasonable transition and allow for multi-family development of the property which in staff's opinion is appropriate This transition can be reasonably achieved since The Carlton is abuting on one side and a small apartment building on the other

Petition No 86-57

This petition involves four parcels of land Three parcels contiguous to each other and front on Providence Road opposite Cottage Place and Middleton Drive The fourth parcel is located at the intersection of Queens Road and Hopedale Avenue That parcel is presently zoned R-6MF and the petition is requesting R-12 zoning for it The other three parcels are zoned O-6 and the corner property at Providence Road and Hermitage Road is proposed for R-12, also The two remaining parcels are proposed for R-15MF

Presently there is a single family house located on the rezoning parcel at the Hopedale/Queens Road corner The other three parcels include a parcel which is vacant, another vacant area at the Providence/Granville intersection, which is part of a larger tax parcel The middle parcel between those two has a savings and loan institution on it The land use pattern in the general vicinity includes a wide variety and mixture of uses For example, across Providence Road from these properties is a solid concentration of small businesses, boutiques, shops, etc There is also a concentration of mid-rise, high density multi-family housing associated with Queens Road and Providence intersection Other single family development is dispursed throughout other neighborhood streets in the area

Regarding the parcel at the Hopedale/Queens intersection, staff believes that it should remain as an area of multi-family zoning Presently it is preferred that the site be rezoned to R-15MF instead of the requested R-12, but staff would consider an R-6MF(CD) approach for this site The recommendation on this parcel is consistent with staff's recommendation on a recently rezoned lot which is located directly across Hopedale from the site (Council, though, rezoned this lot to R-12 on May 19, 1986) As far as the other area of the petition is concerned staff does agree with the requested rezoning for single family at the Granville/Providence intersection That would make the entire tax parcel there zoned R-12 As far as the middle tax parcel is concerned, which contains a savings and loan institution, it is believed that the multi-family zoning here is inappropriate due to the usage of the site at the present time as a savings and loan Staff does not believe that a non-conforming use should be created here The third of these parcels is vacant Not too long ago a house was situated on this parcel but was moved to front on Granville Road on a lot zoned for single family purposes Given the mixture of uses here which is typical of a major intersection in an inner city location, staff believes that either the present O-6 or the requested R-15MF can be acceptable The property as O-6 will permit the construction of office development which can certainly compliment the development pattern along Providence Road as well as the adjoining savings and loan institution Just as compatible would be some form of multi-family housing Multi-family development is associated with the area including a mid-rise complex on the adjoining parcel It should be noted that the R-15MF district would allow approximately 12 5 dwelling units per acre whereas the O-6 district under a recent Planning Commission recommended text change would allow a maximum multi-family density of approximately 21 units per acre (Currently O-6 would allow about 43 units/acre)

Petition No 86-58

The area encompassed in this petition is comprised of seven parcels of land which are zoned either R-12MF or R-15MF Parcels front on Queens Road generally on either side of the intersection with Queens Road West. The zoning requests R-12 for these lots

All of the lots are characterized by single family development except a corner lot at the Queens Road West/Ardsley Road intersection A large old single family dwelling is apparently now used as five apartment units One house also apparently has a garage apartment Across Queens from the property are other single family homes Some multi-family development is located on either end outside of the petitioned property but for the most part the immediate vicinity is single family in character Rezoning these properties to the requested single family classification will not create any non-conforming use, except for the aforementioned corner Further, the homes represent a solid row of single family development and such a zoning pattern would be consistent with other lots which are located across Queens Road

Staff would therefore recommend the zoning change except for the corner lot, it should remain zoned R-15MF

Petition No. 86-59

This site involves a single tract of land which is slightly under one acre in size and bounded by Edgehill Road on two sides and Queens Road on a third side The property is presently zoned R-6MFH and the request seeks a change to R-6MF.

The R-6MFH district is a high density classification which permits approximately 43 units per acre Under the requested rezoning the number of units allowed would be cut about in half

Topographically the property is situated somewhat below the grade of nearby streets Further, the site is surrounded on three sides by street rights-of-way As far as the development setting is concerned the property is at the intersection of Morehead Street and Queens Road and the area is characterized by a mixture of residential and office development Across Queens Road from the site is Edgehill Park, also An existing multi-family project, Edgehill Terrace, adjoins the rezoning site

Considering the area's development pattern, the property's location and its topography it is believed that the possibility of a high density project here can be very appealing However, if done with poor design sensitivity then a potentially disastrous result could happen It is therefore staff's opinion that a change to R-6MF is acceptable given the change in density, but staff would be very interested in looking at an R-6MFH(CD) project for this property A mid-rise/high-rise building at the convergence of these major roads across from a public park does have appeal Obviously its relationship to the down-town area as well as the medical campus of Memorial Hospital has appeal as a superior location for inner city housing Staff would support all efforts to promote a high density, quality housing project on this site As an inner city, infill lot it has definite potential to be compatible with the area

Petition No 86-60

This petition is comprised of eight parcels of land which front either on Morehead Street or Queens Road, on either side of the intersection formed by Morehead Street and Queens Road Parcels which are oriented to the Morehead Street side are zoned O-6 and the remaining parcels oriented to Queens Road are zoned R-15MF The petition is requesting that all of these parcels be rezoned to R-9

Seven of the eight parcels are residential in nature with one (possibly two) of the lots used for duplex purposes and four for single family purposes One office is located on the parcel at the corner formed by Bromley Road and Morehead Street At least one apartment building is located at the intersection and another (or possibly a duplex) two lots away on Queens Road The area immediately close by is mostly a pattern of single family homes although there is a mixture of an occasional duplex or small apartment building along streets in the area Across Morehead from the subject property is a concentration of office development that generally extends towards the area of Kings Drive

If the zoning change as requested were to be approved four non-conforming uses would be created the office at the corner of Bromley and Morehead and the three multi-family/duplex structures

Staff supports the petition with the exception of the parcels used as an office and those for multi-family purposes Whereas staff does not object to creating a non-conforming duplex use, there is on the other hand considerable concern about the office parcel at Morehead/Bromley becoming non-conforming The use is established and should remain undisturbed as is Similar justification is felt for not recommending the multi-family parcels for a zone change either Although a mixed zoning pattern would result it would not be unique to an inner city location

Petition No 86-61

This petition involves several parcels of land located along the easterly side of Queens Road between Edgehill Road and Henley Place The current zoning is R-15MF and the petition requests R-12

Specifically, seven tracts of land are located within the boundaries of the petition and of those four are developed with single family homes One lot is developed with a duplex and two apartment buildings are located on the remaining parcels Generally, single family homes make up the predominant residential unit for the area though a mixture of small multi-family projects can be found scattered about

It is believed that the rezoning which involves the single family homes and the duplex structure is compatible with the general zoning and development plan for the area and therefore the rezoning of those parcels is encouraged However, the two lots where multi-family apartment buildings are located should remain zoned as is so that they will continue as conforming uses and be consistent with the land use for the parcel upon which they are developed As existing multi-family projects the zoning should not change

Petition No 86-62

The property is this petition is currently zoned R-15MF and the petition is seeking R-12 zoning The property lies on the westerly side of Queens Road between Henley Place and Bromley Road The total acreage here is approximately 3 8 acres

Of the lots involved in this petition five are developed with single family homes, one lot is an apartment and one lot is vacant. Considering this pattern as well as the overall general development pattern for the area this request appears very reasonable and staff would for the most part encourage its approval No non-conforming uses would be created except the apartment at the intersection of Bromley and Queens Road The zoning change request there should not be approved The use is established and other multi-family developments are located across Bromley and on an adjoining lot on Bromley

Petition No 86-63

This petition requests R-15MF zoning for parcels which are currently zoned B-1 and O-6 The properties involved are located along Kings Drive and Morehead Street generally between Bromley Road and Henley Place The total acreage of the parcels combined is approximately 2.3 acres

Of the five tax parcels which are involved here three are vacant and two are used as duplex structures. Because the property is located at the convergence of several streets including two major thoroughfares there is a concentration of non-residential uses Some new commercial development is being constructed across Kings Drive from the property and there is in general a wide assortment of other retail and personal service uses along Morehead and Kings Otherwise as parcels move geographically away from this intersection, the pattern changes to one that is more residential in character along streets such as Henley and Bromley

Parcels here are strategically located in that they signal the entrance into the Myers Park neighborhood Abuting parcels in the neighborhood are residentially developed None of the parcels are used for non-residential purposes Commercial and office usage of these parcels represent a real threat to the neighborhood since they are located on a sensitive edge of the neighborhood in general Such non-residential development could pose negative effects on the residential properties nearby

Therefore, staff believes that this request has merit The lots which are developed are done so already with residential development and the vacant lots developed for residential purposes can combine to create a gateway entrance into the Myers Park neighborhood much better than non-residential uses of the property can

It should be noted that one of the parcels in this case (corner of Bromley and Morehead) is zoned O-6, but has received a building permit for a MF project The lot is vacant and remains so. The construction schedule for this project is unknown Changing the zoning here to R-15MF will not effect the building permit so long as it does not expire

Charlotte

Public Service & Information Department
City Hall 600 E Trade Street
Charlotte North Carolina 28202
704/336 2395

Meetings in May '86

MAY 1 - MAY 3

1	Thursday, 3 30 p m	CITIZENS CABLE ADVISORY COMMITTEE/Subcommittee on Needs Assessment - WTVI, 42 Coliseum Drive
2	Friday, 3 00 p m	CITIZENS REVENUE COMMITTEE - Cameron-Brown Bldg Planning Commission, 1st Floor Conference Room

THE WEEK OF MAY 4 - MAY 10

5	Monday, 12 noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2 00 p m	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING - City Hall, Council Chamber
6	Tuesday, 6 00 p m	CHARLOTTE ADVISORY PARKS COMMITTEE - Park & Recreation Office, 310 N Kings Drive
7	Wednesday, 7 30 a m.	COUNCIL/MANAGER BREAKFAST/Disussion on Funding of 2005 Plan - Convention Center, VIP Room B
	Wednesday 10 30 a m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center, Conference Room
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
	Wednesday, 7 30 p m	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
8	Thursday, 7 30 a m	PLANNING COMMISSION/Ordinance Revision Adv Task Force - Cameron-Brown Bldg , 1st Floor Conference Room

THE WEEK OF MAY 11 - MAY 17

12	Monday, 10 00 a m.	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 5 00 p m.	COUNCIL/MANAGER DINNER - Briarwood Elementary School, 1001 Wilann Drive
	Monday, 7 00 p m	CITIZENS HEARING - Briarwood Elementary School, 1001 Wilann Drive
	Monday, 7 30 p m	CITY COUNCIL MEETING - Briarwood Elementary School, 1001 Wilann Drive
13	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION - Edwin Towers, Conference Room
	Tuesday, 4 00 p m	CITY COUNCIL COMMUNITY DEVELOPMENT & HOUSING COMMITTEE - City Hall, Council Chamber
14	Wednesday, 7 30 a m	PLANNING COMMISSION/Planning Liaison Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Wednesday, 7 30 a m	PRIVATE INDUSTRY COUNCIL - YWCA Downtown, 418 East Trade Street
	Wednesday, 12 00 noon	INSURANCE & RISK MANAGEMENT AGENCY - County Office Bldg , 4th Floor Conference Room

(Continued on Back)

THE WEEK OF MAY 11 - MAY 17 (Continued)

14	Wedneday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
	Wednesday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
15	Thursday, 3 00 p.m	ADVISORY ENERGY COMMISSION - Education Center, Room 411
	Thursday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations, 700 Tuckaseegee Road
	Thursday, 8 00 a.m	CLEAN CITY COMMITTEE - Cameron-Brown Bldg , 5th Floor Conference Room

THE WEEK OF MAY 18 - MAY 24

19	Monday, 3 00 p m	CITY COUNCIL/MAJOR SPECIAL USE PERMIT HEARING - City Hall, Council Chamber
	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - Education Center, Rooms 237-239
	Monday, 6 00 p m	CITY COUNCIL MEETING (Zoning hearings) - Education Center, Board Room
20	Tuesday, 7 30 a m	PLANNING COMMISSION/Planning Liaison Committee - Cameron-Brown Bldg , 1st Floor Conference Room
21	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 1 00 p m	HOUSING AUTHORITY - Administrative Offices, 1301 South Boulevard
	Wednesday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept of Transportation Conference Room
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
	Wednesday, 7 00 p m	METROPOLITAN PLANNING ORGANIZATION - City Hall Annex, Dept of Transportation Conference Room
22	Thursday, 7 30 a m.	PLANNING COMMISSION/Ordinance Revision Adv Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 4 00 p m	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg , 1st Floor Conference Room

THE WEEK OF MAY 25 - MAY 31

26	Monday,	MEMORIAL DAY HOLIDAY - No City Council Meeting, All City Government Offices Closed
27	Tuesday, 3 00 p m	COMMUNITY FACILITIES COMMITTEE - Charlotte-Mecklenburg Utility Dept 5100 Brookshire Blvd
	Tuesday, 4 30 p m	CITY COUNCIL COMMUNITY DEVELOPMENT & HOUSING COMMITTEE - City Hall, Council Chamber
	Tuesday, 4 30 p m	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room
	Tuesday, 4 30 p m	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg , 1st Floor Conference Room
28	Wednesday, 10 00 a m	PARADE PERMIT COMMITTEE - City Hall Annex, Dept of Transportation
	Wednesday, 12 noon	CITY COUNCIL (Budget Presentation) - City Hall Annex, Training Center
	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - Belmont Center, 700 Parkwood Ave
29	Thursday, 5 30 p m	25TH ANNIVERSARY CELEBRATION/COMMUNITY RELATIONS COMMITTEE - Convention Center

These organizations will <u>not</u> meet in May

Advisory Board for Citizens with Disabilities
Citizens Advisory Council for Hazardous Chemicals
Specialized Transportation Advisory Committee

FAGEN
FORMAD
LA

Charlotte

IN MEETING JUNE 2, 1986

5:00 p.m. - Dinner

6:00 p.m. - ZONING HEARINGS - Petitions by Myers Park Homeowners Association.
Sedgefield Junior High School
2700 Dorchester Place

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CHARLOTTE - MECKLENBURG PLANNING COMMISSION

May 15, 1986

Mayor and City Council.

RE. Rezoning Petitions to be Heard in June, 1986

Attached you will find appropriate maps and copies of each petition, for rezoning petitions scheduled for public hearings on June 2, 1986 at 6 00 o'clock P M , Sedgefield Junior High School, 2700 Dorchester Place and on June 16, 1986 at 6.00 o'clock P.M., Fourth Floor, Education Center, 701 East Second Street

This material is intended to provide background information concerning the requests and the area in which the properties are located

Sincerely,

Robert G Young
Land Development Manager

RGY.oj

Attachments

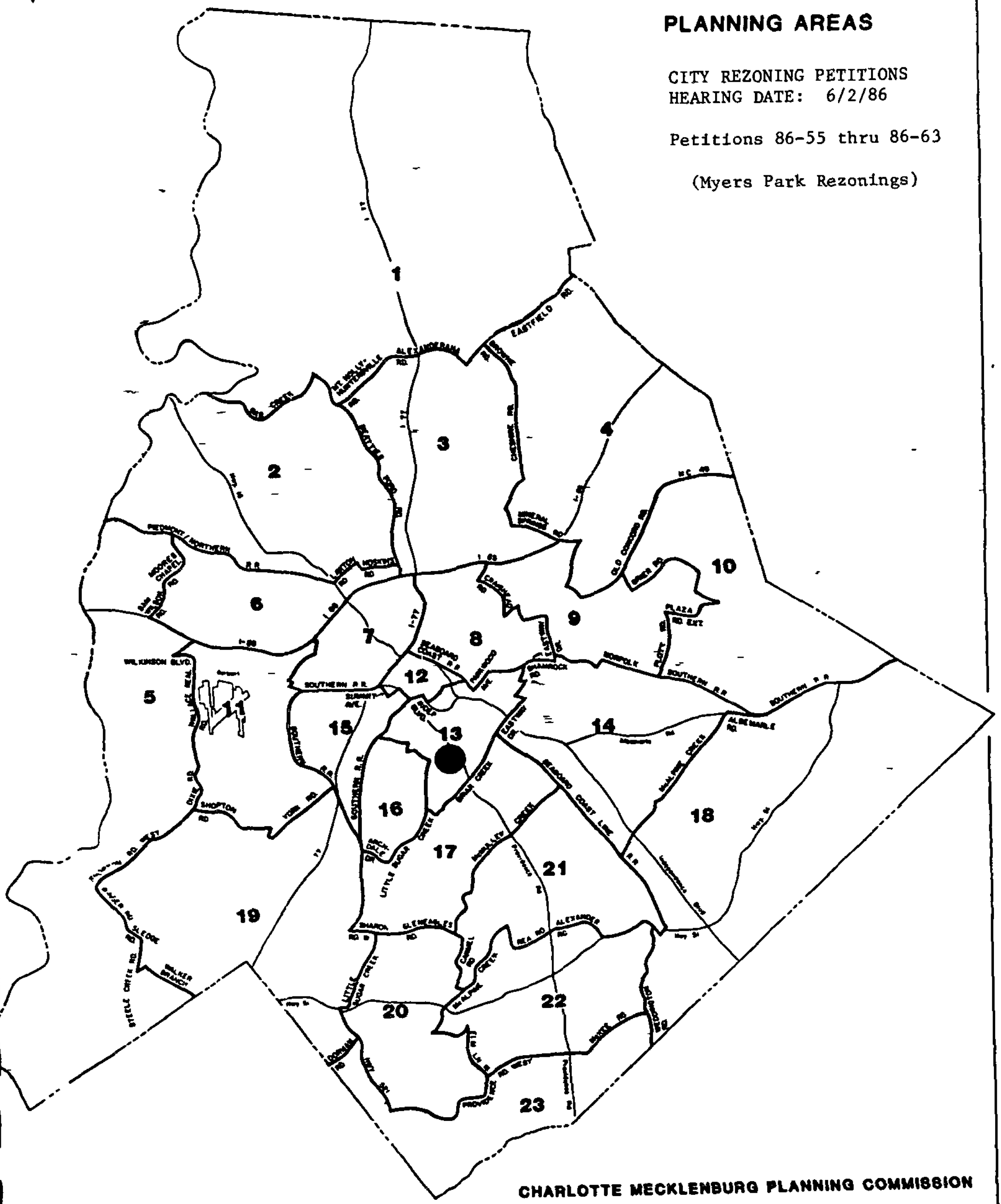
Cameron Brown Building • 301 South McDowell Street • Charlotte, North Carolina 28204 • (704) 336-2205

PLANNING AREAS

CITY REZONING PETITIONS
HEARING DATE: 6/2/86

Petitions 86-55 thru 86-63

(Myers Park Rezonings)



CHARLOTTE MECKLENBURG PLANNING COMMISSION

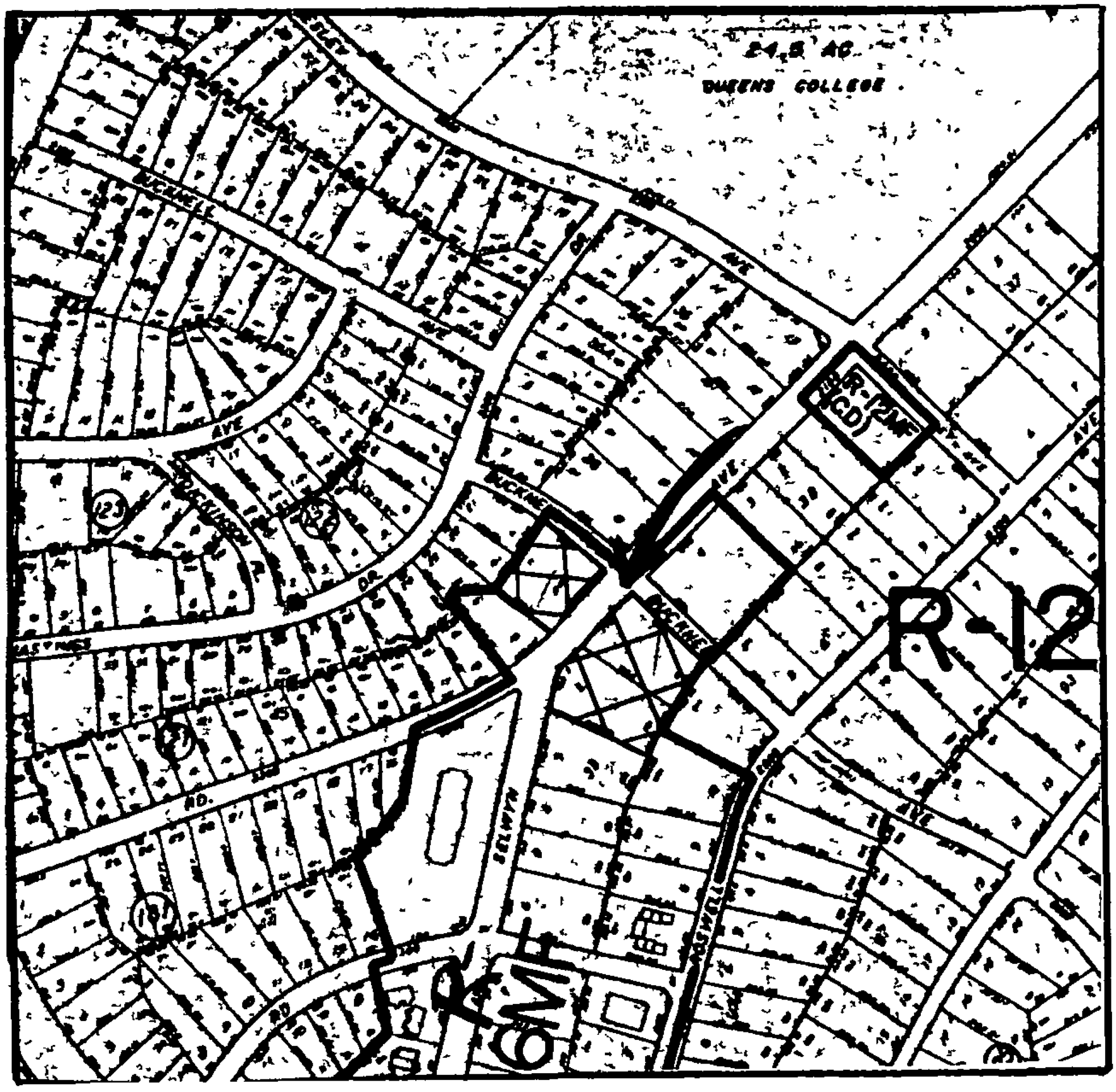
April 1983

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-55 HEARING DATE 6/2/86

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-12

LOCATION Approximately 2.387 acres located at 2200, 2205, 2217 Selwyn Avenue



ZONING MAP NO. 125 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #I

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-55
Date Filed 4/21/86
Received By DRS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description) (See Attached)

Description Of Property

Size (Sq Ft Acres) (See Attached) Street Frontage (ft)

Current Land Use single family

Zoning Request

Existing Zoning R-6 MF Requested Zoning R-12

Purpose of zoning change To make zoning conform with land use (single Family) and to match surrounding zoning.

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

Property Owners

1. Burnside, John Edward, Jr. and Patricia Darsey
   2200 Selwyn Avenue
   Charlotte, N.C. 28207

   DEED 4000-756, Parcel No. 15112120

2. Kinsey, C. Ralph and Patricia B.
   2205 Selwyn Avenue
   Charlotte, N.C. 28207

   DEED 3775-699, Parcel No. 17501501

3. Bray, Richard and wife
   2217 Selwyn Avenue
   Charlotte, N.C. 28207

   Parcel No.17501502

Location of Property

3 lots located on Selwyn Avenue between Westfield and Bucknell: 2200 Selwyn, 2205 Selwyn and 2217 Selwyn.

Description of Property

1. .719 Acres
   Single Family

2. .820 Acres
   Single Family

3. .848 Acres
   Single Family 2.387 acres

Adjacent Properties

Parcel Numbers:

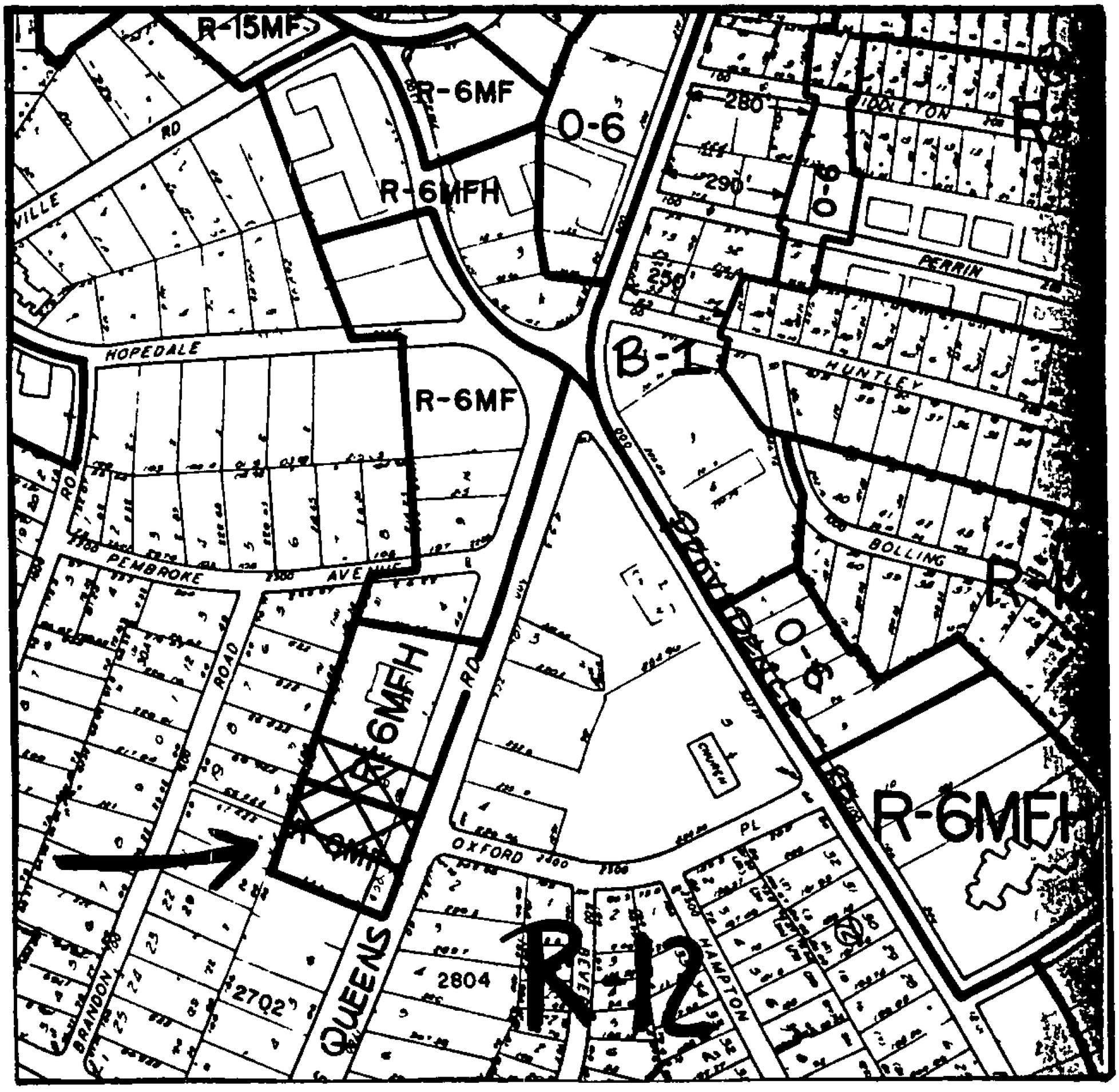
151-121-35, 37 and 38
151-121-21, 22 and 23
151-075-07 and 08
175-014-04 and 05
175-015-10 and 11
175-015-27 thru 34
Queens Oaks Condo Units:
151-131-26 thru 29
31 thru 80

PETITIONER Myers Park Homeowners Association , Inc.

PETITION NO. 86-56 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-6MF & R-6MFH REQUESTED R-12

LOCATION Approximately 1.05 acres located at 1550 Queen Road



ZONING MAP NO. 11L SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #II

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-56
Date Filed 4/21/86
Received By DLS
OFFICE USE ONLY

Ownership Information

Property Owner Robert E. Mason, III and Ester B. Mason & Mason & Smith Co

Owner s Address 1550 Queens Road
Charlotte, N.C. 28207

Date Property Acquired

Deed Reference 3278-185 Tax Parcel Number 153-063-09 153-063-10

Location Of Property (address or description) 1550 Queens Road - two parcels on Queens Road across the street from termination of Oxford Place

Description Of Property

Size (Sq Ft -Acres) .545 Acres & .514 Street Frontage (ft)

Current Land Use Single Family

Zoning Request

Existing Zoning R-6MF & R-6MFH Requested Zoning R-12

Purpose of zoning change To conform with current land use and to match surrounding zoning.

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

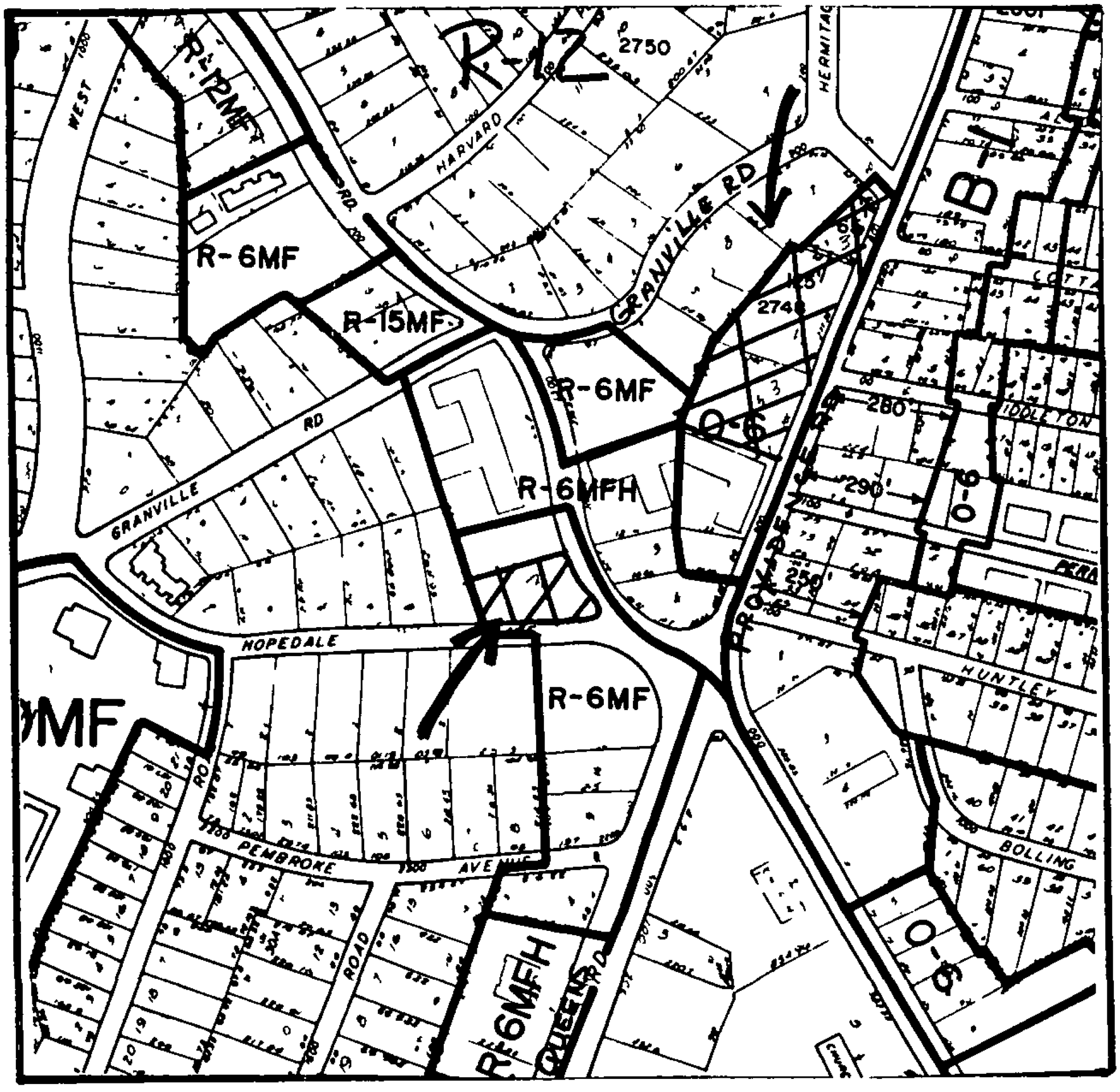
Signature of Property Owner if Other Than Petitioner

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-57 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-6MF, O-6 REQUESTED R-12, R-15MF

LOCATION Approximately 4 acres located near the intersection of Queens Road and Providence ROad



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #III

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-57
Date Filed 4/21/86
Received By DRS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description) (See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft)

Current Land Use Vacant & single family, abvings & loan

Zoning Request

Existing Zoning (See Attached) Requested Zoning

Purpose of zoning change

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

Property Owners

1. Kuester Development Corp.
   5821 Park Road, Suite 510
   Charlotte, N.C. 28209

   DEED 4865-797, Parcel No. 153-041-08

2. Thomas, Randell C. and Maria S.
   600 Hermitage Road
   Charlotte, N.C. 28207

   DEED 5115-724, Parcel No. 155-051-07

3. Mutual Savings and Loan Association
   330 S. Tryon Street
   Charlotte, N.C. 28202

   DEED 3811-801, Parcel No. 155-051-06

4. Marsh Realty Company
   P.O. Box 4329
   Charlotte, N.C. 28204

   DEED 3799-867, Parcel No. 155-051-05

Location of Properties

1348 Queens Road, 600 Hermitage Road, 802 Providence Road and 830 Providence Road. One lot at Queens Road and Hopedale, two lots on Providence (one vacant lot from which a house was moved to adjacent lot on Granville, and the other has a house used by Mutual S&L) and vacant lot at Providence and Hermitage. (Parcel No. 155-051-07 has two legal lots. One lot contains the house owned and occupied by Mr. and Mrs. Thomas. The other lot is the one to be re-zoned. It is adjacent to the house. It is now enclosed by a new brick fence).

Description of Properties

1. .692 Acres
   Old Tate Home - vacant

2. .688 Acres
   Vacant land (next to house owned and occupied by Mr. and Mrs. Thomas).

3. 1.27 Acres
   House used as location of Mutual S&L branch (under court-ordered settlement).

4. 1.110 Acres
   Vacant Land

3.760 acres total

Zoning Request

1. From R-6 MF to R-12 to match surrounding zoning.

2. From 0-6 to R-12 to conform with deed restrictions and match zoning of rest of property, containing house formerly owned by Dr. Ghent, now owned by Mr. and Mrs. Thomas.

3. and 4. From 0-6 to R-15MF to conform with deed restrictions

Adjacent Properties
Parcel Nos.

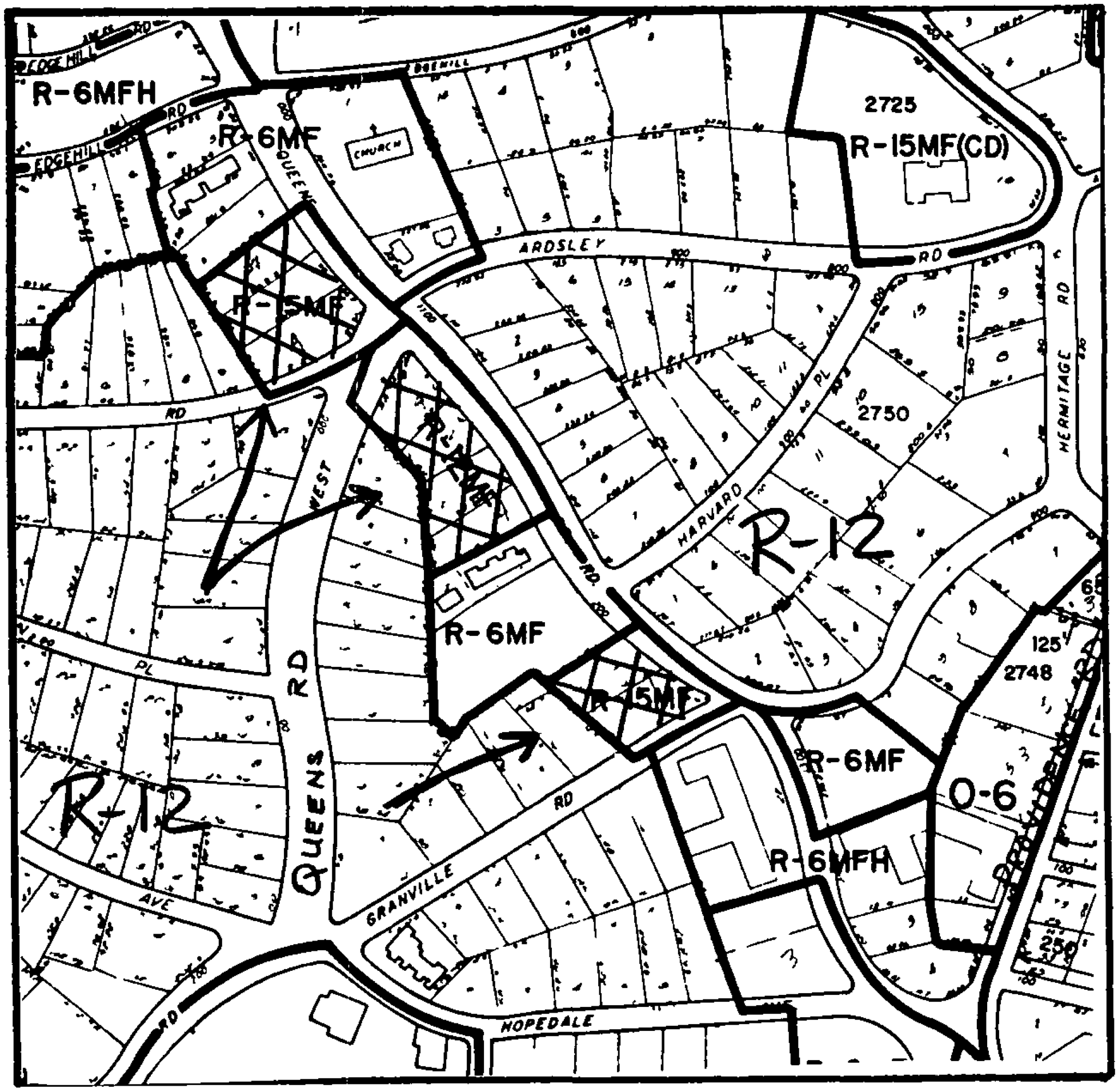
153-041-07 and 70-79
153-064-10 (+17) - same owner
155-051-03
155-051-11 thru 90
155-051-01, 08, 09, and 10
155-053-06 and 07
155-052-52
155-101-02
155-102- 18 and 19
155-063-01 thru 04
155-062-27 and 40
153-071-01

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-58 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-12MF, R-15MF REQUESTED R-12

LOCATION Approximately 5 acres located in the vicinity of Queens Road, Granville, Queens Road West and Ardsley Road



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #IV

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-58
Date Filed 4/21/86
Received By D.L.S
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description)

(See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft)

Current Land Use

Zoning Request

Existing Zoning R-15MF and R-12MF Requested Zoning R-12

Purpose of zoning change To match surrounding zoning and to conform with land use.

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

ΛΡΗΑ = IV

Property Owners

1. Howell, Leslie R. and Mary R. Denton
   P.O. Box 105010
   Atlanta, Georgia 30348

   DEED 4586-159, Parcel No. 153-042-15

2. Van Every, William H., Jr. and Sherry McDaniel
   1212 Queens Road
   Charlotte, N.C. 28207

   DEED 4673-529, Parcel No. 153-042-16

3. Yandle, James D.
   1100 Queens Road
   Charlotte, N.C. 28207

   DEED 4669-946, Parcel No. 153-042-01

4. Sloan, Samuel R. and Suzanne R.
   1116 Queens Road
   Charlotte, N.C. 28207

   DEED 4750-343, Parcel No. 153-042-22

5. Marrash, David and Margaret
   1128 Queens Road
   Charlotte, N.C. 28207

   DEED 4108-034, Parcel 153-042-21

6. Mills, James Arthur and Mary Frances
   1136 Queens Road
   Charlotte, N.C. 28207

   DEED 1405-349, Parcel No. 153-042-20

7. Moore, Geraldene and Mrs. E.D.
   1040 Queens Road
   Charlotte, N.C. 28207

   DEED 2895-391, Parcel No. 153-031-10

8. Williams, Davis E. III and Ann W.
   1034 Queens Road
   Charlotte, N.C. 28207

   DEED 4380-325, Parcel No. 153-031-11

9. Alexander, Heath
   1024 Queens Road
   Charlotte, N.C. 28207

   DEED 4174-826, Parcel No. 153-031-12

Location of Properties

9 lots on Queens Road located on same side of street (southwest side of Queens Rd.). Two lots near intersection of Queens Road and Granville, four lots on Queens Rd. near beginning of Queens Road West, and three lots near intersection of Queens Rd. and Ardsley.

Description of Property

1. .628 Acres
   Single Family

2. .~~674~~ .58 Acres
   Single Family

3. .493 Acres
   Single Family

4. .429 Acres
   Single Family

5. .496 Acres
   Single Family

6. .519 Acres
   Single Family

7. .629 Acres
   Single Family (but some portions of structure appear to be rented).

8. .597 Acres
   Single Family

9. .587 Acres
   Single Family

Adjacent Properties
Parcel Nos.

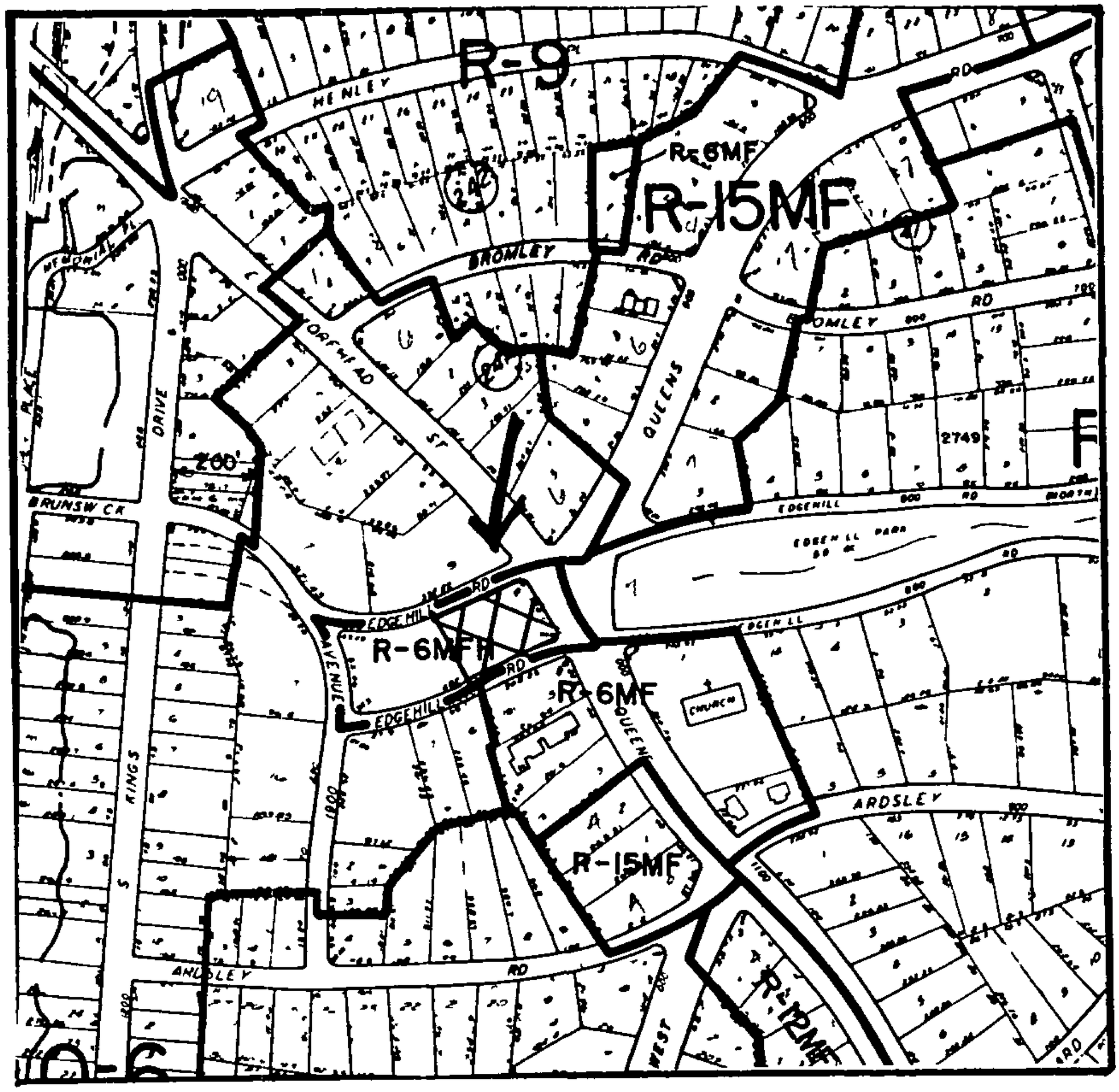
153-042-02, 03, 04, 14 and 17
153-042-23 thru 35
153-041-11 and 16 thru 69
155-053-01 and 02
155-054-01 thru 07
155-043-18
155-031-09 and 13
155-043-01 and 16 thru 23

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-59 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-6MFH REQUESTED R-6MF

LOCATION a .917 acre site located at 453 Edgehill Road



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #V

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-59
Date Filed 4/21/86
Received By DRS
OFFICE USE ONLY

Ownership Information

Property Owner E.C. Griffith and Company

Owner s Address 1914 Brunswick Avenue
Charlotte, N.C. 28207

Date Property Acquired

Deed Reference 4234-964 Tax Parcel Number 153-032-02

Location Of Property (address or description) Vacant lot on Queens Rd.

between Edgehill S. and Edgehill N., 453 Edgehill

Description Of Property

Size (Sq Ft -Acres) .917 Acres Street Frontage (ft)

Current Land Use Vacant

Zoning Request

Existing Zoning R-6MFH Requested Zoning R-6MF

Purpose of zoning change To prevent high-rise development and to make compatible with surrounding land use.

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

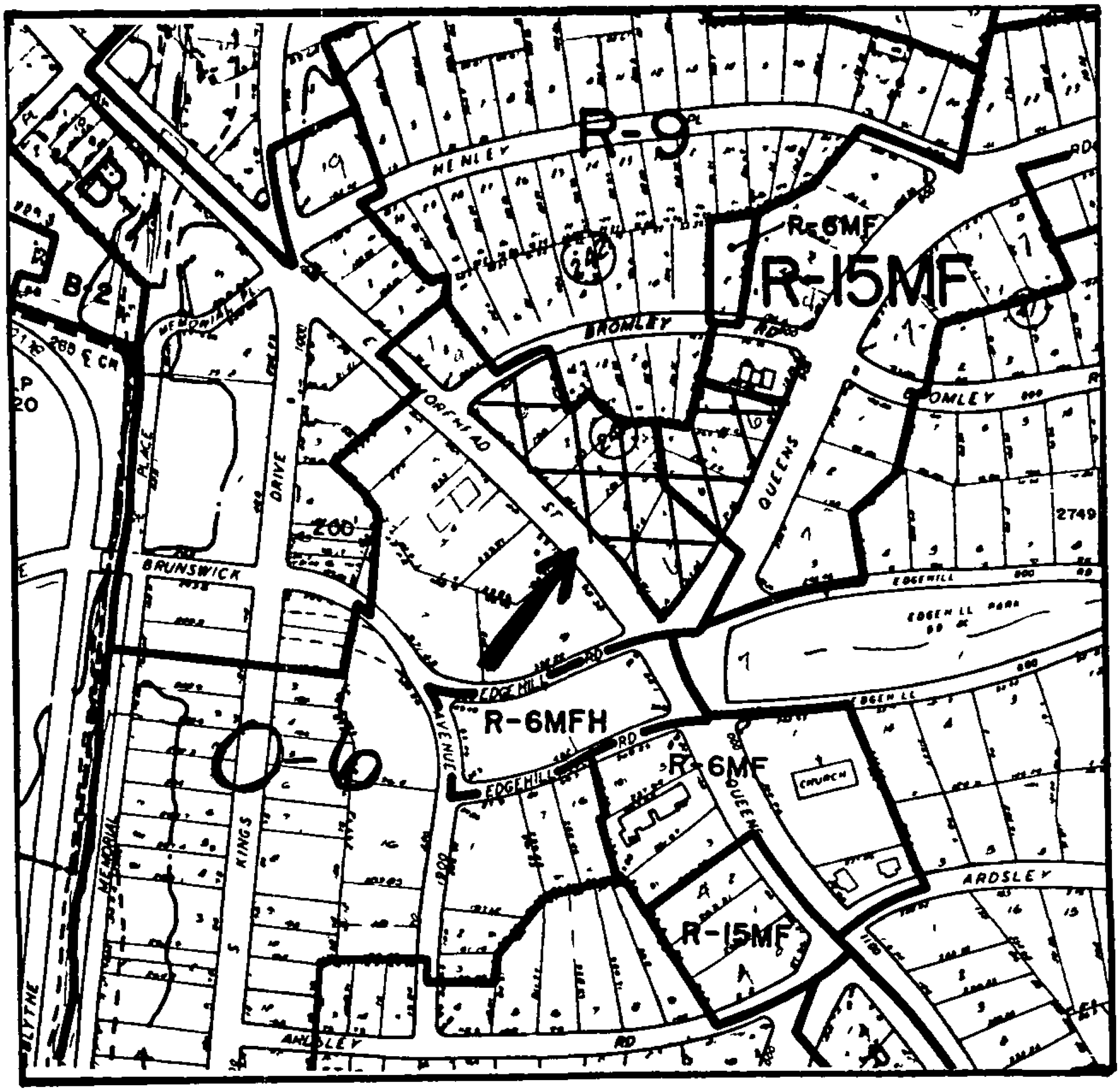
Signature of Property Owner if Other Than Petitioner

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-60 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING O-6, R-15MF REQUESTED R-9

LOCATION Approximately 4.48 acres located at the intersection of Queens Road and East Morehead



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #VI

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-60
Date Filed 4/21/86
Received By DLS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description) (See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft)

Current Land Use

Zoning Request

Existing Zoning Requested Zoning

Purpose of zoning change (See Attached)

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent's Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

Property Owners

1. Dunaway, Howard Y., Jr. and Kemp Rush
   1607 E. Morehead Street
   Charlotte, N.C. 28207

   DEED 43310561, Parcel No. 125-241-01

2. Robinson, Betty R.
   1613 E. Morehead Street
   Charlotte, N.C. 28207

   DEED 1589-624, Parcel No. 125-241-02

3. Nuchols. Laurence Day Heirs
   P.O. Box 31608
   Charlotte, N.C. 28200

   DEED , Parcel No. 125-241-03

4. Griffith, Elizabeth S.
   1633 E. Morehead St.
   Charlotte, N.C. 28207

   DEED W13-452, Parcel No. 125-241-04

5. Cavalaris, Thomas
   940 Queens Road
   Charlotte, N.C. 28207

   DEED , Parcel No. 125-241-05

6. Whisnant, Sarah Murray
   930 Queens Road
   Charlotte, N.C. 28207

   DEED 1162-444, Parcel No. 125-241-06

7. Wheeler, Joseph G. and Madeleine M.
   920 Queens Road
   Charlotte, N.C. 28207

   DEED 4095-389, Parcel No. 125-241-07

8. Vespoint, V.A. and Clara E.
   912 Queens Road
   Charlotte, N.C. 28207

   DEED 3772-074, Parcel No. 125-241-08

Location of Properties

Eight lots, all contiguous. Lots located on north sides of E. Morehead and Queens Rd., in the "V" created by the intersection of these streets. All lots are south of Bromley.

Description of Properties

1. .611 Acres
   Office (located in house by consent decree in court case).

2. .517 Acres
   Duplex

3. .579 Acres
   Single Family

4. .501 Acres
   Single Family

5. .753 Acres
   Duplex

6. .514 Acres
   Duplex

7. .504 Acres
   Single Family

8. .508 Acres
   Single Family

Zoning Request

5 lots from O-6 to R-9

3 lots from R-15MF to R-9

Purpose

To match land use, conform with deed restrictions and match zoning of adjacent properties on Bromley Rd.

Adjacent Properties
Parcel Nos.

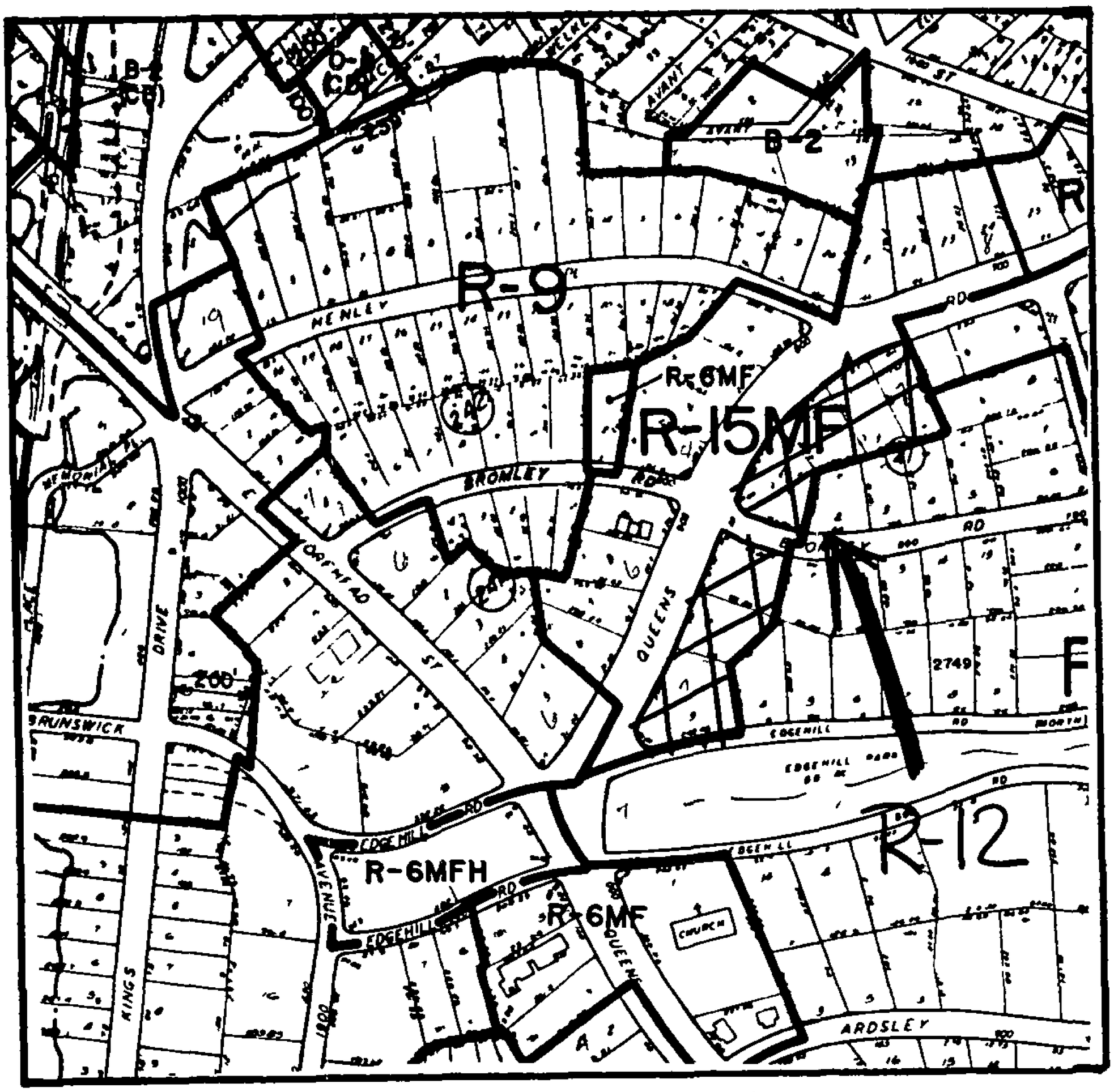
125-241-10 thru 17
155-042-01 thru 03
153-032-02
153-033-09 thru 11, 15, 17 thru 19
125-242-04 thru 07

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-61 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-15MF REQUESTED R-12

LOCATION Approximately 4.2 acres located on the east side of Queens Road from Edgehill Road north past Bromley Road



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #VII

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 86-61
Date Filed 4/21/86
Received By DLS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description)

(See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft)

Current Land Use

Zoning Request

Existing Zoning R-15MF Requested Zoning R-12

Purpose of zoning change To match surrounding zoning

Name of Agent
Don Gillespie, President

Agent s Address
212 S. Tryon Street, Suite 980, Charlotte N.C. 28281

Telephone Number
(704) 372-5700

Name of Petitioner(s)
Myers Park Homeowners Association, Inc.

Address of Petitioner(s)
P.O. 6072 , Charlotte,N.C. 28207

Telephone Number

Signature

Signature of Property Owner if Other Than Petitioner

Property Owners

1. Kirsner, Hilda Malever
   901 Queens Road #1
   Charlotte, N.C. 28207

   DEED 2381-407, Parcel No. 155-042-01

2. Johnson, John E., Jr. and Jane M.
   917 Queens Road
   Charlotte, N.C. 28207

   DEED 4665-669, Parcel No. 155-042-02

3. White, Harriett Hammond
   935 Queens Road
   Charlotte, N.C. 28207

   DEED by-Ent, Parcel No. 155-042-03

4. Carney, Julia S.
   831 Queens Road
   Charlotte, N.C. 28207

   DEED , Parcel No. 155-041-01

5. Hall, Warner L. and Lucy F.
   727 Queens Road
   Charlotte, N.C. 28207

   DEED 3418-303, Parcel No. 155-041-10

6. Griffith, Llewellyn H. and Josephine Moore
   801 Queens Road
   Charlotte, N.C. 28207

   DEED 2940-091, Parcel No. 155-041-11

7. Wiggins, Nina R.
   811 Queens Road
   Charlotte, N.C. 28207

   DEED 4111-305, Parcel No. 155-041-12

Location of Properties

7 lots on east side of Queens Road from Edgehill Rd. North past Bromley.

Description of Properties

1. .603 Acres
   Apartment

2. .546 Acres
   Single Family

3. .951 Acres
   Duplex

4. .660 Acres
   Single Family

5. .500 Acres
   Single Family

6. .499 Acres
   Single Family

7. .497 Acres
   Apartment

Adjacent Properties
Parcel Nos.

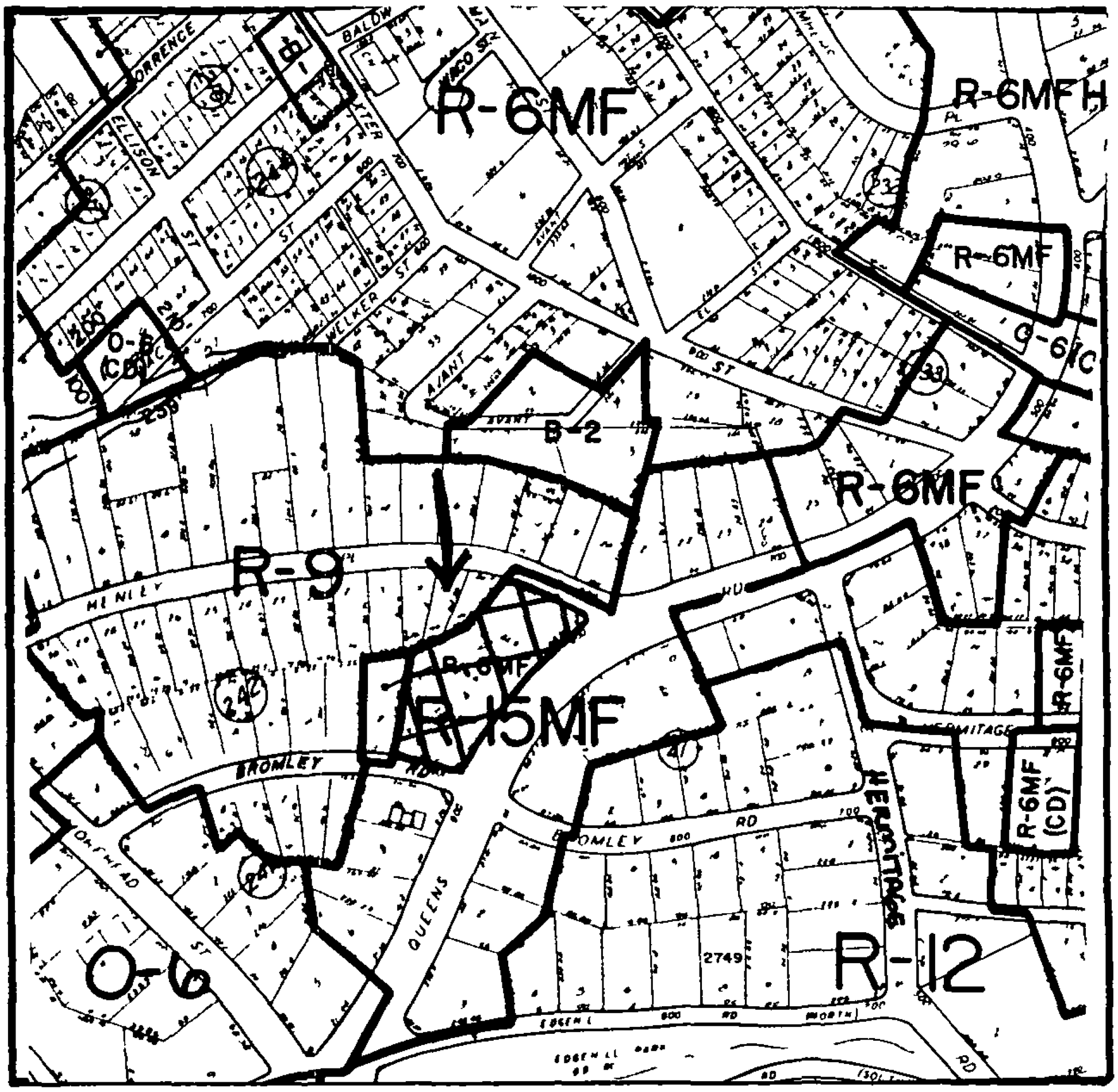
155-042-04 & 17
155-041-02 thru 05, 08 and 09
125-241-05 thru 08, 15 thru 17
125-242-13 thru 16
125-243-20 thru 22

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-62 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING R-15MF REQUESTED R-12

LOCATION Located approximately 3.84 acres located on the west side of Queens Road from Bromley Road to Hermitage Place



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #VIII

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 86-162
Date Filed 4/21/86
Received By DLS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner's Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description)

(See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft) 0

Current Land Use

Zoning Request

Existing Zoning R-15MF Requested Zoning R-12

Purpose of zoning change To match surrounding zoning and land use

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

sent to new address: 5/12

Louise Kokenes
3620 Sharon Rd
Charlott, NC 28211

Property Owners

1. Kokenes, Louise M.
   ~~8808 Alpine Circle~~
   ~~Matthews, N.C. 28105~~

   DEED 3258-373, Parcel No. 125-242-13

2. Crockett, Elizabeth
   1724 Queens Road. W.
   Charlotte, N.C. 28207

   DEED 1256-240, Parcel No. 125-242-14

3. Crockett, Elizabeth
   1724 Queens Road, W.
   Charlotte, N.C. 28207

   DEED 1167-2, Parcel No. 125-242-15

4. Ray, James S.L., Jr.
   800 Queens Road
   Charlotte, N.C. 28207

   DEED 3787-548, Parcel No. 125-242-16

5. Summerour, Paul H. & Joyce S.
   728 Queens Road
   Charlotte, N.C. 28207

   DEED 4843-556, Parcel No. 125-243-21

6. Landis, Virginia Loving
   718 Queens Road
   Charlotte, N.C. 28207

   DEED 1057-288, Parcel No. 125-243-22

7. Nisbet, Mary McLure
   714 Queens Road
   Charlotte, N.C. 28207

   DEED: Parcel No. 125-243-23

8. Morgan, Ruel Ree & Fern D.
   700 Queens Road
   Charlotte, N.C. 28207

   DEED 1703-228, Parcel No. 125-243-24

Location of Property

8 lots on west side of Queens Road from Bromley to dead-end of Hermitage.

Description of Property

1. .510 Acres
   Duplex

2. .559 Acres
   Vacant

3. .571 Acres
   Single Family

4. .634 Acres
   Single Family

5. .546 Acres
   Single Family

6. .524 Acres
   Single Family

7. .503 Acres
   Single Family

Adjacent Properties
Parcel Nos.

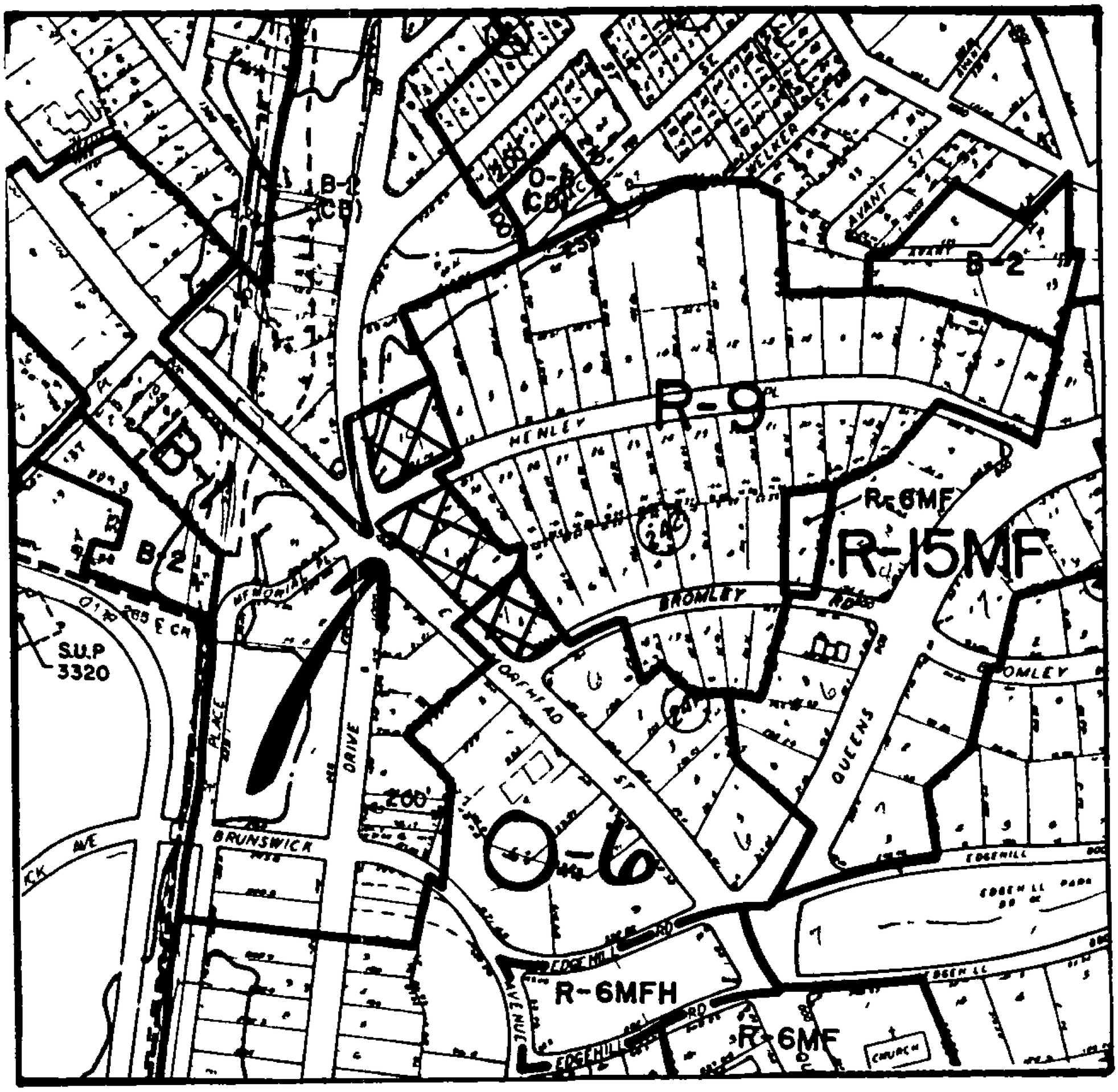
125-241-15 thru 17
155-041-01, 09 thru 13
125-242-17 thru 20, 31 thru 38
125-243-19,20,73,74, 25 and 28

PETITIONER Myers Park Homeowners Association, Inc.

PETITION NO. 86-63 HEARING DATE 6-2-86

ZONING CLASSIFICATION, EXISTING B-1,O-6 REQUESTED R-15MF

LOCATION Approximately 2.3 acres located on East Morehead between Henley Place and Bromley Road, and at the intersection of Henley and Kings Drive



ZONING MAP NO. 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

MPHA #IX

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 86-63
Date Filed 4/21/86
Received By DLS
OFFICE USE ONLY

Ownership Information

Property Owner (See Attached)

Owner s Address

Date Property Acquired

Deed Reference Tax Parcel Number

Location Of Property (address or description)

(See Attached)

Description Of Property

Size (Sq Ft -Acres) (See Attached) Street Frontage (ft)

Current Land Use

Zoning Request

Existing Zoning B-1 and O-6 Requested Zoning R-15MF

Purpose of zoning change To conform with surrounding land use and deed restrictions and to provide buffer between commercial and residential

Don Gillespie, President
Name of Agent

212 S. Tryon Street, Suite 980
Agent s Address

Charlotte, N.C. 28281
Telephone Number

(704) 372-5700

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)

P.O. Box 6072
Address of Petitioner(s)

Charlotte, N.C. 28207
Telephone Number

Don Gillespie
Signature

Signature of Property Owner if Other Than Petitioner

Property Owners

1. Mountain Greens, Inc.
   P.O. Box 1769
   Blowing Rock, N.C. 28605

   DEED 4999-739, Parcel No. 125-242-01

2. West, Margaret Oats
   1513 E. Morehead St.
   Charlotte, N.C. 28207

   DEED 1612-222, Parcel No. 125-242-02

3. Maultsby, Joan P.
   1521 E. Morehead St.
   Charlotte, N.C. 28207

   DEED 1612-222, Parcel No. 125-242-03

4. Quinella Partners, Inc. & Wrentree Enterprises, Inc.
   1200 E. Morehead St. #130
   Charlotte, N.C. 28204

   DEED 5046-999, Parcel No. 125-242-04

5. Crown Central Petroleum Corp.
   One North Charles
   Baltimore, Maryland 21203

   DEED 2816-482, Parcel No. 125-243-01

Location of Properties

A total of five lots, (four located on northeast side of E. Morehead between Henley and Bromley, and other lot located on north side of intersection of Henley Pl. and Kings Drive).

Description of Properties

1. .393 Acres
   Vacant

2. .365 Acres
   Duplex

3. .404 Acres
   Duplex

4. .426 Acres
   Vacant

5. .731 Acres
   Vacant

2 319 acres