<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>06-02-1986</td>
</tr>
</tbody>
</table>

City of Charlotte, City Clerk's Office
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 1350 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 Council-members, not excused from voting, in order to rezone the property.

Attachment No. 1-C
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 0-6 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

* * * * * * * * * * * * * *
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 abutting 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 0-6 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 dispersed 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 0-6 or the requested R-15MF can be acceptable. The property as 0-6 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 125 dwelling units per acre whereas the 0-6 district under a recent Planning Commission recommended text change would allow a maximum multi-family density of approximately 21 units per acre. (Currently 0-6 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/Ardley 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 downtown 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 of 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 a general 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. Abutting 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.
# Meetings in May '86

## MAY 1 - MAY 3

<table>
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<tr>
<th>1</th>
<th>Thursday, 3 30 p m</th>
<th>CITIZENS CABLE ADVISORY COMMITTEE/Subcommittee on Needs Assessment - WTVI, 42 Coliseum Drive</th>
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<td>2</td>
<td>Friday, 3 00 p m</td>
<td>CITIZENS REVENUE COMMITTEE - Cameron-Brown Bldg Planning Commission, 1st Floor Conference Room</td>
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## THE WEEK OF MAY 4 - MAY 10

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<th>COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center</th>
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<tr>
<td>6</td>
<td>Monday, 2 00 p m</td>
<td>CITIZENS HEARING - City Hall, Council Chamber</td>
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<td>6</td>
<td>Monday, 3 00 p m</td>
<td>CITY COUNCIL MEETING - City Hall, Council Chamber</td>
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<td>6</td>
<td>Tuesday, 6 00 p m</td>
<td>CHARLOTTE ADVISORY PARKS COMMITTEE - Park &amp; Recreation Office, 310 N Kings Drive</td>
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<td>7</td>
<td>Wednesday, 7 30 a m</td>
<td>COUNCIL/MANAGER BREAKFAST/Conversation on Funding of 2000 Plan - Convention Center, VIP Room B</td>
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<td>7</td>
<td>Wednesday, 10 30 a m</td>
<td>AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center, Conference Room</td>
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<td>7</td>
<td>Wednesday, 6 30 p m</td>
<td>YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber</td>
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<td>7</td>
<td>Wednesday, 7 30 p m</td>
<td>PLANNING COMMISSION - Cameron-Brown Bldg, 1st Floor Conference Room</td>
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<tr>
<td>8</td>
<td>Thursday, 7 30 a m</td>
<td>PLANNING COMMISSION/Ordinance Revision Task Force - Cameron-Brown Bldg, 1st Floor Conference Room</td>
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## THE WEEK OF MAY 11 - MAY 17

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<tr>
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<th>PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg, 1st Floor Conference Room</th>
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<td>Monday, 5 00 p m</td>
<td>COUNCIL/MANAGER DINNER - Briarwood Elementary School, 1001 Willam Drive</td>
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<tr>
<td>12</td>
<td>Monday, 7 00 p m</td>
<td>CITIZENS HEARING - Briarwood Elementary School, 1001 Willam Drive</td>
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<td>12</td>
<td>Monday, 7 30 p m</td>
<td>CITY COUNCIL MEETING - Briarwood Elementary School, 1001 Willam Drive</td>
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<td>13</td>
<td>Tuesday, 8 00 a m</td>
<td>AIRPORT ADVISORY COMMITTEE - Charlotte/Douglass International Airport, Conference Room A</td>
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<td>13</td>
<td>Tuesday, 9 00 a m</td>
<td>HISTORIC DISTRICT COMMISSION - Edwin Towers, Conference Room</td>
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<td>Tuesday, 4 00 p m</td>
<td>CITY COUNCIL COMMUNITY DEVELOPMENT &amp; HOUSING COMMITTEE - City Hall, Council Chamber</td>
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<td>Wednesday, 7 30 a m</td>
<td>PLANNING COMMISSION/Planning Liaison Committee - Cameron-Brown Bldg, 1st Floor Conference Room</td>
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<tr>
<td>14</td>
<td>Wednesday, 7 30 a m</td>
<td>PRIVATE INDUSTRY COUNCIL - YWCA Downtown, 415 East Trade Street</td>
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<td>14</td>
<td>Wednesday, 12 00 noon</td>
<td>INSURANCE &amp; RISK MANAGEMENT AGENCY - County Office Bldg, 4th Floor Conference Room</td>
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(Continued on Back)
MEETINGS IN MAY '86

Page 2

THE WEEK OF MAY 11 - MAY 17 (Continued)

14  Wednesday, 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
   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/Ordnance Revision Adv. Task Force - Cameron-Brown Bldg.,
                           1st Floor Conference Room
   Thursday, 4:00 p.m.  PLANNING COMMISSION (Deferred Rezonings) - Cameron-Brown Bldg., 1st Floor
                           Conference Room

THE WEEK OF MAY 25 - MAY 31

26  Monday,  7:00 a.m.  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 - Rec. Ctr. Ctrcl., 700 Parkwood Ave
29  Thursday, 5:30 p.m.  25TH ANNIVERSARY CELEBRATION/COMMUNITY RELATIONS COMMITTEE - Convention Center

These organizations will not meet in May:

Advisory Board for Citizens with Disabilities
Citizens Advisory Council for Hazardous Chemicals
Specialized Transportation Advisory Committee
IN MEETING JUNE 2, 1986

5:00 p.m. - Dinner

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

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Attachment No. 1-1

* * * * * * * * * * * * *
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,

[Signature]

Robert G. Young
Land Development Manager

RGY.0j
Attachments
PLANNING AREAS

CITY REZONING PETITIONS
HEARING DATE: 6/2/86

Petitions 86-55 thru 86-63
(Myers Park Rezonings)
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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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

Myers Park Homeowners
Association, Inc.
Name of Petitioner(s)
P.O. Box 6072
Address of Petitioner(s)
Charlotte, N.C. 28207

Telephone Number (704) 372-5700

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. 11D  
SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information
Property Owner: Robert E. Mason, III and Ester B. Mason

Owners Address: 1550 Queens Road
Charlotte, N.C. 28207

Date Property Acquired: ___________________________

Deed Reference: 3278-185

Tax Parcel Number: 153-063-09

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/Acrs): 545 Acres 4.5/4
Street Frontage (ft): ___________________________

Current Land Use: Single Family

Zoning Request
Existing Zoning: R-6MF & R-6MF H

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
Charlotte, N.C. 28281

Myers Park Homeowners Association, Inc.
Name of Petitioner(s)
P.O. Box 6072
Address of Petitioner(s)
Charlotte, N.C. 28207
Telephone Number
(704) 372-5700

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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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 or Prime Family, Sabvis. Them

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

Signature

Signature of Property Owner if Other Than Petitioner
Property Owners

1. Kuster 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. .686 Acres
   Vacant land (next to house owned and occupied by Mr. and Mrs. Thomas).

3. .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 B-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-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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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

Signature

Signature of Property Owner if Other Than Petitioner
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
   .58
2. .674 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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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-6MPH
Requested Zoning  R-6MP
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
Address of Agent
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
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 0-6, 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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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

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. Muchols. 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 0-6 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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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
To match surrounding zoning

Name of Agent
Don Gillespie, President
Agent's Address
212 S. Tryon Street, Suite 980, Charlotte
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 28207

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
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

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) __________________________ Street Frontage (ft ) ________
(See Attached)

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

Agents 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

Signature

Signature of Property Owner if Other Than Petitioner
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

   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-1.0-6
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
## Official Rezoning Application
### City of Charlotte

<table>
<thead>
<tr>
<th>Ownership Information</th>
<th>Location Of Property</th>
<th>Description Of Property</th>
</tr>
</thead>
<tbody>
<tr>
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<td>(See Attached)</td>
<td>(See Attached)</td>
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<tr>
<td>Owner's Address</td>
<td></td>
<td></td>
</tr>
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<td>Deed Reference</td>
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<td>Street Frontage (ft)</td>
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<tbody>
<tr>
<td>Existing Zoning: B-1 and O-6</td>
</tr>
<tr>
<td>Purpose of zoning change: To conform with surrounding land use and deed restrictions and to provide buffer between commercial and residential</td>
</tr>
</tbody>
</table>

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<tr>
<td>Signature</td>
</tr>
<tr>
<td>Signature Of Property Owner if Other Than Petitioner</td>
</tr>
</tbody>
</table>
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