

APPROVED BY CITY COUNCIL
DATE 12/17/90

CITY B-1SCD

Petition No. 90-71
Arrowood Limited
Partnership

ORDINANCE NO. 3070-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 28.988 acres on the south side of Arrowood Road, west of South Boulevard (U.S. 521), changing from B-P to B-1SCD; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3210 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 3202 and 3210.2 and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on September 17, 1990; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3210.5:

- .1 Access to public streets and the adequacy of those streets to carry anticipated increased traffic.
- .2 On-site circulation for both pedestrian and vehicular traffic.
- .3 Adequacy of existing community facilities such as water, sewer, police and, fire protection.
- .4 Relationship to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize any adverse impacts.
- .5 For proposed shopping centers, the appropriateness of the proposal in relationship to the policies and objectives of the comprehensive plan and to a more detailed area plan, if available.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-P to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

PART I

BEGINNING at a nail in the centerline of the Southern Railroad R/W (130' R/W) said point also marking the southern R/W of Arrowood Road (80' R/W) and the northeast corner of the property herein described; thence with said centerline of tracks S.09-00-19E. 865.60 feet to an old iron marking the George R. Hampton property (now or formerly) as recorded in Deed Book 1075, Page 289 in the Mecklenburg County Registry; thence leaving said centerline of tracks S.85-51-18W. 441.45 feet to an old iron; thence S.05-23-12E. 323.00 feet to an old iron; thence S.80-50-05W. 496.77 feet to a point; thence N.64-48-53W. 305.00 feet to a point on the eastern R/W of England Street thence with said R/W of England Street; thence N.25-11-07E. 88.23 feet to a point; thence with a circular curvature to the left, being subject to a radius of 2321.83 feet, having an arc length of 945.41 feet to a point, (chorded by N.13-31-13E. 938.89 feet); thence N.04-05-15E. 140.48 feet to a point; thence N.1-09-42E. 25.76 feet to a point at the beginning of the radius onto Arrowood Road, thence with a circular curvature to the right, being subject to a radius of 40.00 feet, having an arc length of 69.78 feet to a point on the southern R/W of Arrowood Road S.78-53-13E. 113.19 feet to an iron; thence with a circular curvature to the left, being subject to a radius of 1486.23 feet, having an arc length of 339.33 feet to a point (chorded by S.85-25-40E. 338.59 feet); thence N.88-01-53E. 277.21 feet to the point of beginning.

Containing 23.792 Acres.

PART II

BEGINNING at a point of the southern R/W of Arrowood Road said point marking the beginning of the radius onto England Street on the western side of England Street; thence with the R/W of England Street on a circular curvature to the right, being subject to a radius of 35.00 feet, having an arc length of 47.15 feet to a point at the end of said radius, (chorded by S.40-17-38E. 43.66 feet); thence S.01-42-03E. 119.26 feet to a point; thence S.01-09-42W. 51.61 feet to a point; thence with a circular curvature to the right, being subject to a radius of 2261.83 feet, having an arc length of 260.00 feet to a point, (chorded by S.04-27-18W. 259.86 feet); thence leaving said R/W of England Street N.66-13-37W. 332.66 feet to a point; thence N.82-15-00W. 215.00 feet to a point; thence N.31-13-25E. 205.00 feet to an iron; thence N.78-53-37W. 322.76 feet to an iron; thence N.18-25-25W. 60.35 feet to an iron on the southern R/W of Arrowood Road; thence N.75-03-53E. 77.56 feet to an iron; thence with a

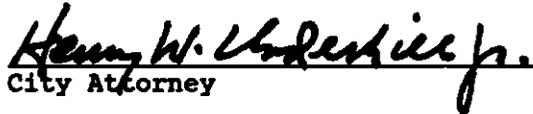
circular curvature to the right, being subject to a radius of 1113.92 feet, having an arc length of 506.42 feet to an iron (chorded by N.88-05-20E. 502.07 feet); thence S.78-53-13E. 162.75 feet to the point of beginning.

Containing 5.196 acres.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

APPROVED AS TO FORM:


City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of December, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 289-290A.

Pat Sharkey
City Clerk

DATE 12/17/90

CITY CD

Petition No. 90-83
Crowder Construction
Company/Allison Fence
Company

ORDINANCE NO. 3071-Z

A RESOLUTION AMENDING THE CITY CODE WITH RESPECT TO THE ZONING
ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 5.3 acres located on the northeasterly corner of the intersection of Seigle Avenue and 10th Street, changing from B-2 to I-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on November 19, 1990; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-2 to I-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

METES AND BOUNDS DESCRIPTION
CROWDER CONSTRUCTION COMPANY/ALLISON FENCE COMPANY

BEGINNING at an existing iron pin on the southwest common property corner with a parcel owned now or formerly by the Charlotte-Mecklenburg Board of Education and on the right-of-way of E. Tenth Street (existing 60 foot right-of-way), thence proceeding N.70-36-03W. 57.30 feet to a point of curvature, thence along a curve to the right having a central angle of 17 degrees 55' 40" and a radius of 636.62 feet for an arc length of 199.20 feet to a point, thence proceeding N.50-38-36W. 228.61 feet to an existing nail, thence proceeding N.39-22-00E. 550.23 feet to an existing iron pin, thence proceeding S.50-41-00E. 366.18 feet to a new iron pin, thence proceeding S.25-03-00W. 120 feet to a new iron pin, thence proceeding S.27-11-47W. 388.50 feet to the point and place of beginning as described on a boundary survey prepared by C. Clark Neilson of R. B. Pharr & Associates, P.A. and dated July 31, 1990 for property of Crowder Construction Company.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of December 17, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 291-292A.

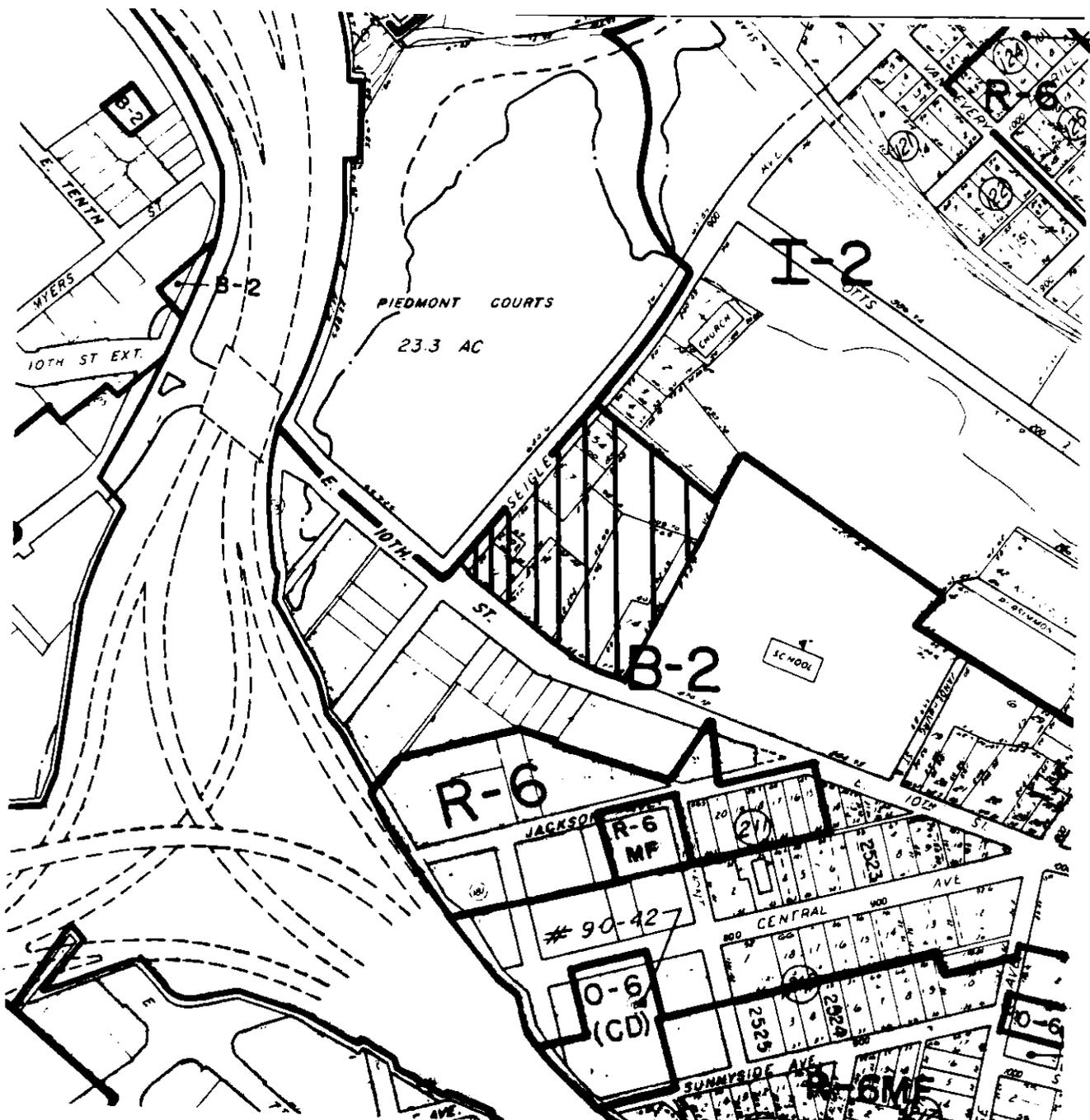
Pat Sharkey
City Clerk

PETITIONER: Crowder Const. Co./Allison Fence Co.

PETITION NO.: 90-83 HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-2 REQUESTED: I-2(CD)

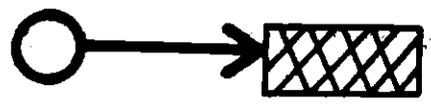
LOCATION: Approximately 5.3 acres located on the northeasterly corner of the intersection of Seigle Avenue and 10th Street.



ZONING MAP NO(s) : 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE 12/17/90

CITY CD

Petition No. 90-85
Nisbet Oil Company

ORDINANCE NO. 3072-Z

A RESOLUTION AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 4.5 acres located on the northeast corner of Reames Road and Sunset Road, changing from B-2 to I-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on November 19, 1990; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-2 to I-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

C.D. REZONING FOR NISBET OIL, SUNSET AND REAMES ROAD
METES AND BOUNDS DESCRIPTION

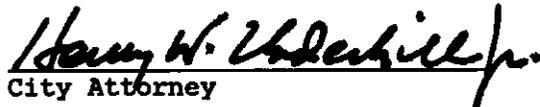
BEGINNING at an existing iron pin located on the right-of-way of Reames Road (existing 80 foot right-of-way) and on common property corner with said parcel and parcel owned now or formerly by G.L. Sutcliffe as recorded in Deed Book 4850 at Page 583 with the Mecklenburg County Register of Deeds Office, thence proceeding S.25-13-49W. 732.92 feet along the right-of-way of I-77 southbound to an existing concrete monument on the right-of-way of Sunset Road, thence proceeding S.81-07-40W. 145.74 feet to an existing concrete monument, thence proceeding N.42-02-33W. 114.70 feet to an existing concrete monument, thence following a curve to the right having a radius of 437.46 feet and an arc length of 208.29 feet to an existing iron pin, thence proceeding N.32-42-00E. 637.29 feet to an existing iron pin, thence following a curve to the left having a radius of 756.20 feet and an arc length of 238.72 feet to the said point and place of beginning as described on a physical survey plat by R.B. Pharr and Associates, NCRLS #L749 for Nisbet Oil Co. dated January 25, 1990.

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Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of December, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 293-294A.

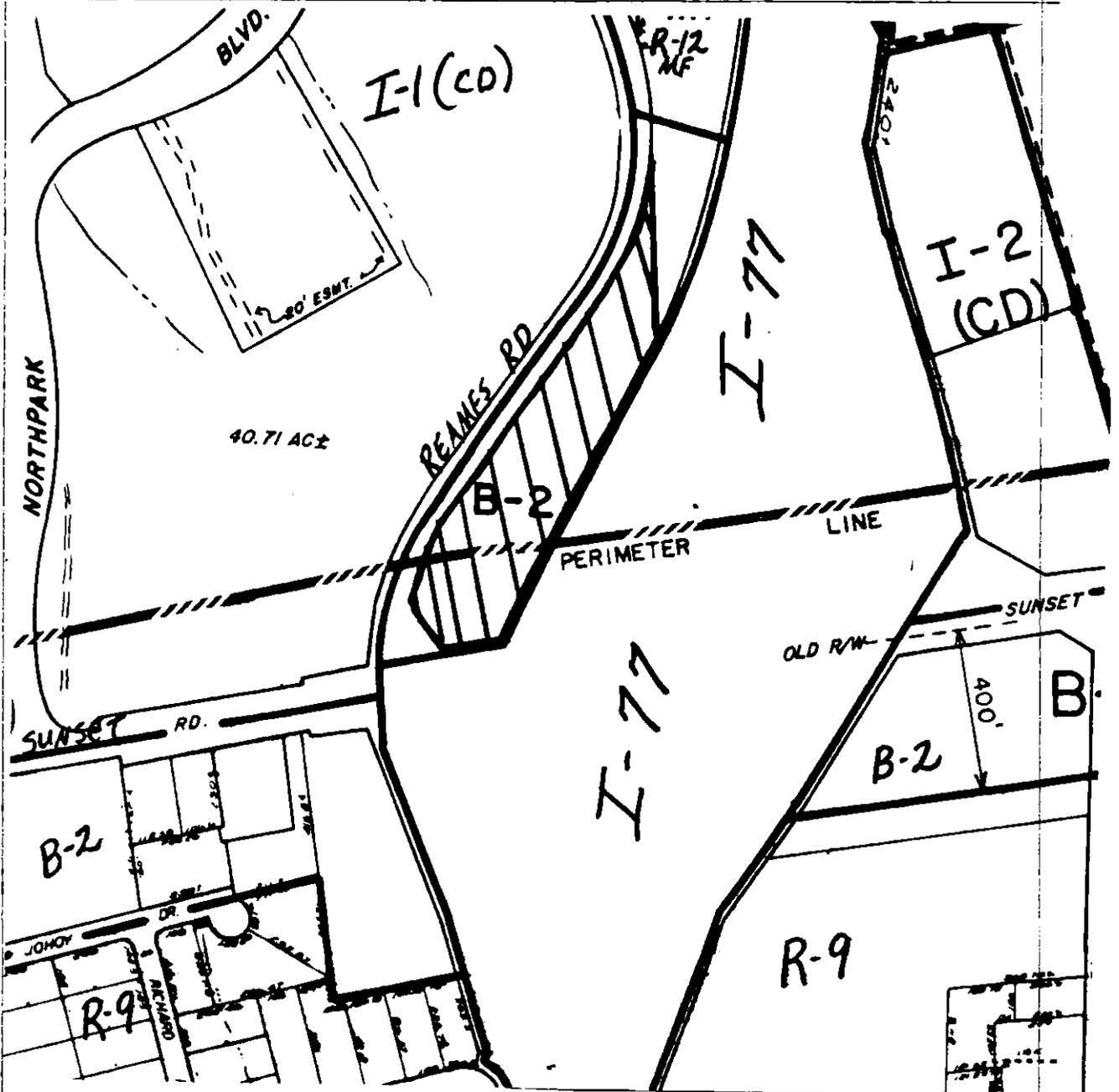
Pat Sharkey
City Clerk

PETITIONER: Nisbet Oil Co.

PETITION NO.: 90-85 HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-2 REQUESTED: I-2(CD)

LOCATION: Approximately 4.5 acres located on the northeast corner of Reames Road and Sunset Road.



ZONING MAP NO(s): 51

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



DATE 12/17/90

CITY ZONE CHANGE

Petition No. 90-86
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3073-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-2 to O-15 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of December 17, 19 90, the reference having been made in Minute Book 97, at page _____ and is recorded in full in Ordinance Book 39, Page(s) 296-297.

Pat Sharkey
City Clerk

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 90-86

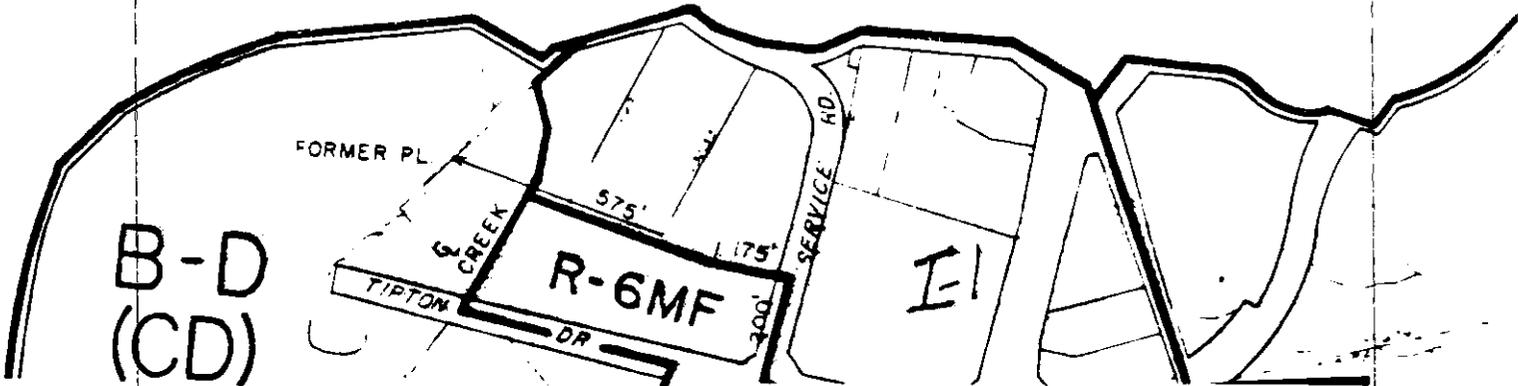
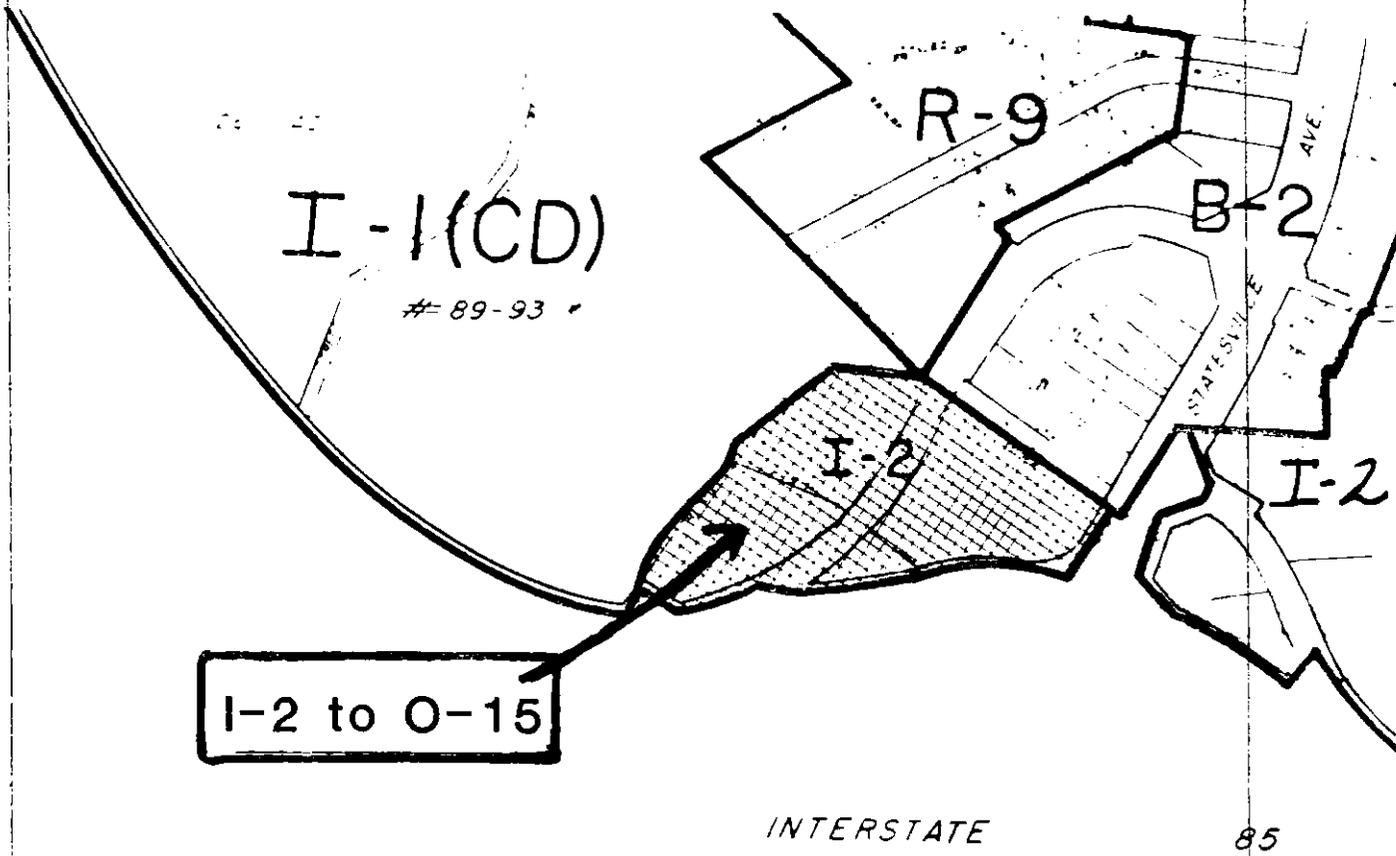
HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: I-2

REQUESTED: O-15

LOCATION: Approximately 5.47 acres located within the northeast quadrant of I-77 and I-85 west of Statesville Avenue.

IN
71
77



ZONING MAP NO(s) : 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL

December 17, 1990

2248

December 17, 1990
Ordinance Book 39, Page 298

APPROVED BY CITY COUNCIL
DATE 12/17/90

ORDINANCE NO. 3074-Z

CITY ZONE CHANGE

Petition No. 90-87
Charlotte-Mecklenburg
Planning Commission

MAP AMENDMENT NO. _____

ZONING REGULATIONS

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of December 17, 19 90, the reference having been made in Minute Book 97, at page _____ and is recorded in full in Ordinance Book 39, Page(s) 298-299.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

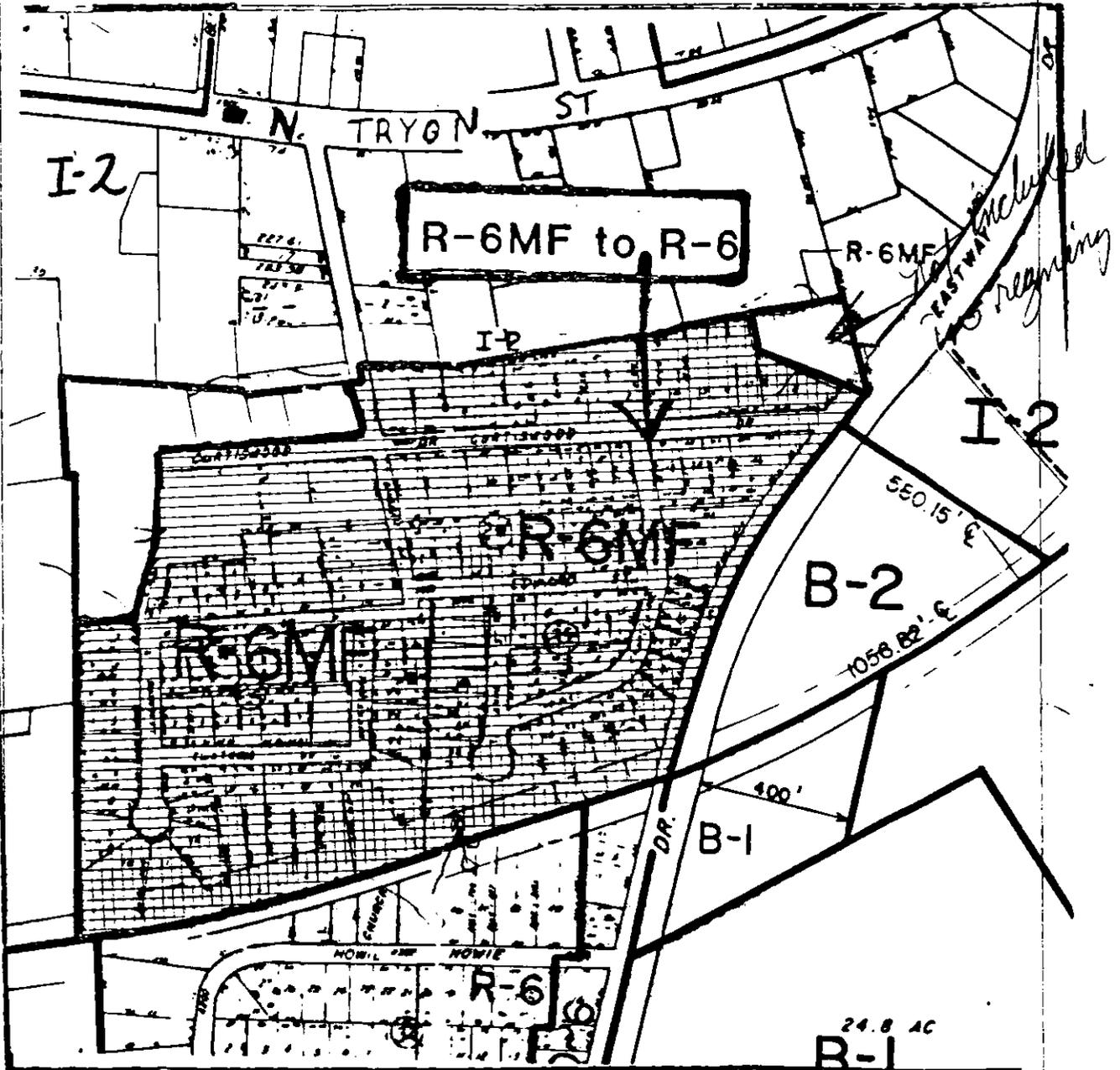
DATE December 17, 1990

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 90-87 HEARING DATE: November 19, 1990

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

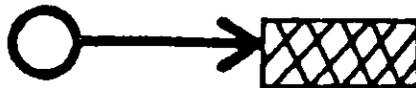
LOCATION: Approximately 34,248 acres located on the westerly side of Eastway Drive south of N. Tryon Street.



ZONING MAP NO(s) : 77, 78, 89, 90

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE 12/17/90

ORDINANCE NO. 3075-Z

CITY ZONE CHANGE

Petition No. 90-88
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-1 to R-12MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of December 17, 19 90, the reference having been made in Minute Book 97, at page _____. and is recorded in full in Ordinance Book 39, Page(s) 300-301.

Pat Sharkey
City Clerk

PETITIONER: Charlotte-Mecklenburg Planning Commission

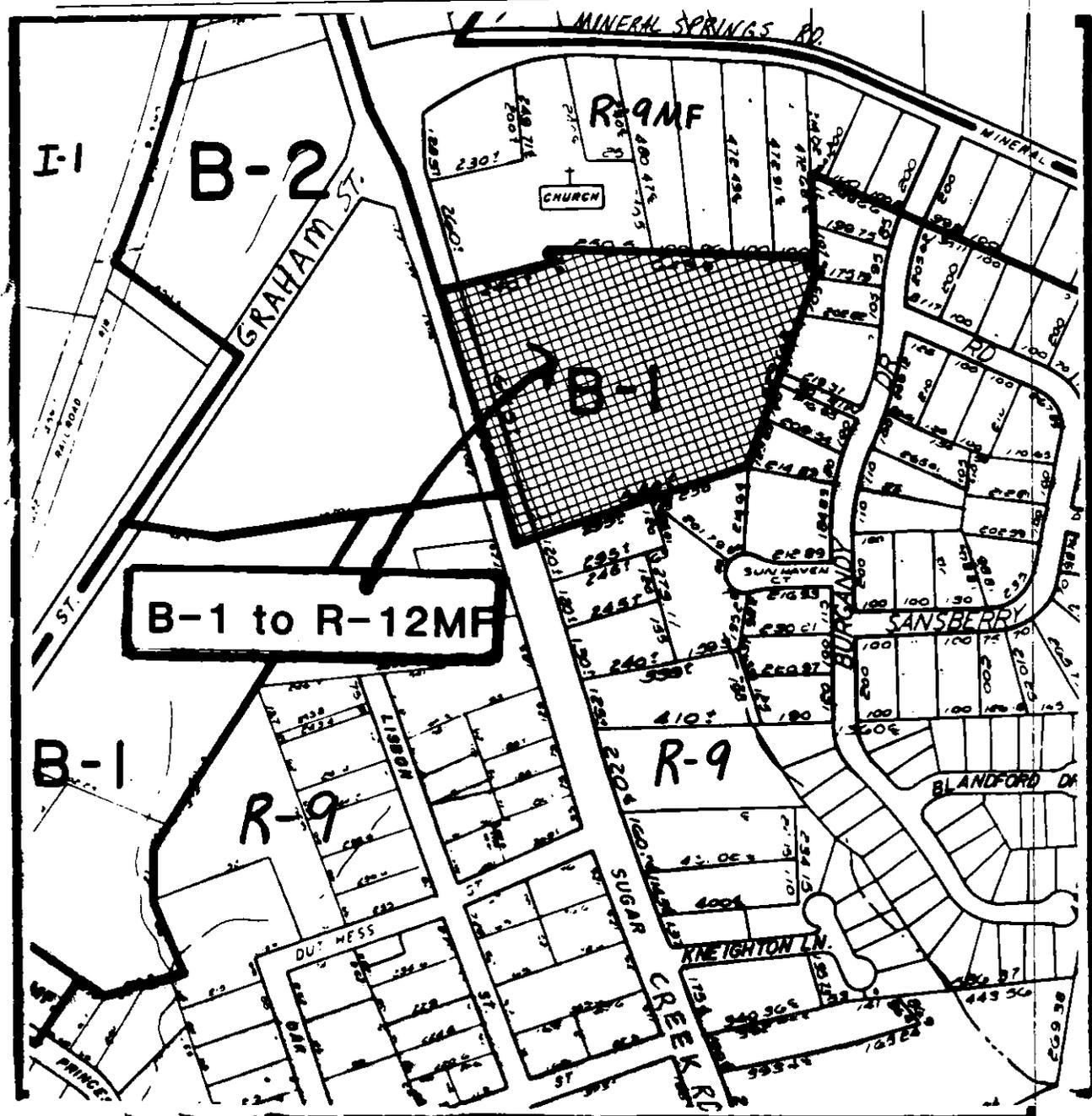
PETITION NO.: 90-88

HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-1

REQUESTED: R-12MF

LOCATION: Approximately 10.773 acres located on the east side of Sugar Creek Road south of Mineral Springs Road.



ZONING MAP NO(s) : 70

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COMMISSION
 DATE December 17, 1990

APPROVED BY CITY COUNCIL

DATE 12/17/90

ORDINANCE NO. 3076-Z

CITY ZONE CHANGE

Petition No. 90-90
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-1 & O-6 to R-12MF & O-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

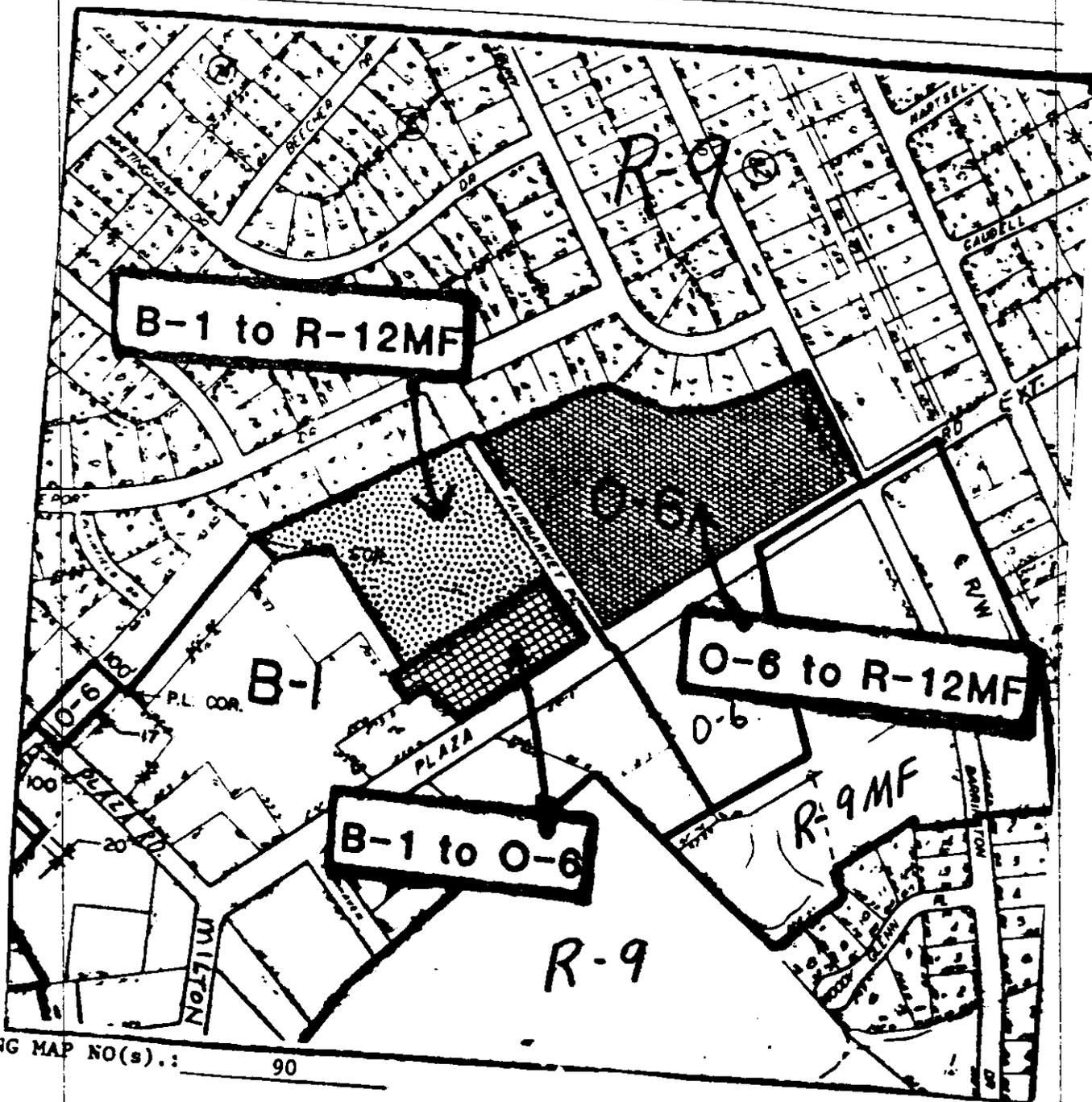
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of December 17, 19 90, the reference having been made in Minute Book 97, at page _____ and is recorded in full in Ordinance Book 39, Page(s) 302-303.

Pat Sharkey
City Clerk

PETITIONER: Charlotte-Mecklenburg Planning Commission
PETITION NO.: 90-90 HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-1 and O-6 REQUESTED: R-12MF and O-6

LOCATION: Approximately 15.675 acres located on the northerly side of The Plaza,
the west side of Barrington Drive and along both sides of Fairmarker Place.



ZONING MAP NO(s): 90

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL

DATE December 17, 1990

SCALE 1" = 400'