

February 23, 1987  
Ordinance Book 35 - Page 286

ORDINANCE NO. 2125-X

AN ORDINANCE TO AMEND ORDINANCE NO. 1956-X, THE 1986-87 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION FOR DESIGN AND PROJECT MANAGEMENT COSTS ASSOCIATED WITH EXPANSIONS TO THE AIRPORT TERMINAL.

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BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina;

Section 1. That the sum of \$1,780,000 is hereby estimated to be available from the unappropriated balance of the Airport Operating Fund. This appropriation will be used to extend an architectural contract with Odell Associates and a project management contract with Day and Zimmermann to accommodate changes in Airport Terminal facility requirements for Piedmont Airlines.

Section 2. That the sum of \$1,780,000 is hereby appropriated to Airport Terminal Capital Project Fund 2080; 521.00 - Airport Terminal.

Section 3. That the Finance Director or his designee is hereby authorized to advance the sum of \$1,780,000 from the unappropriated balance of the Airport Operating Fund until such time that proceeds of a new Airport Revenue Bond Issue are made available.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. 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 23rd day of February, 1987, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35 at page 286.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 287  
ORDINANCE NO. 2126-X

AN ORDINANCE TO AMEND ORDINANCE NO. 1956-X, THE 1986-87 BUDGET ORDINANCE, PROVIDING SUPPLEMENTAL APPROPRIATIONS TO THE AIRPORT OPERATING FUND, THE AIRPORT DISCRETIONARY FUND AND THE AIRPORT DEBT SERVICE FUNDS.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina;

Section 1. That the sum of \$6,432,500 is hereby estimated to be available from the following sources:

<u>Source</u>	<u>Amount</u>
Airport Operating Fund Fund Balance (Pre-DBO)	\$1,514,000
Contribution from the Airport Operating Fund	3,885,500
Airport Revenue Bond Debt Service Fund - Interest Earnings	<u>1,033,000</u>
Total	\$6,432,500

The transfer of funds authorized in the ordinance are required by the 1985 Airport Revenue Bond Order.

Section 2. That the sum of \$6,432,500 is hereby appropriated according to the following schedule:

<u>Fund</u>	<u>Amount</u>
Airport Operating Fund	\$1,514,000
Airport Revenue Bond Debt Service Fund - Fund Transfers and Bank Charges	1,066,500
Airport General Obligation Debt Service Fund	2,000
Airport Discretionary Fund	<u>3,850,000</u>
Total	\$6,432,500

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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 23rd day of February, 1987, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35 at page 287.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 288

ORDINANCE NO. 2127-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT  
2015 Rozzelles Ferry Road PURSUANT TO THE HOUSING CODE OF  
THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE  
GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY  
OF Roosevelt Leak RESIDING AT  
647 Pennsylvania Avenue, Charlotte, NC 28216.

WHEREAS, the dwelling located at 2015 Rozzelles Ferry Road in the  
City of Charlotte has been found by the Director of the Community Develop-  
ment Department to be unfit for human habitation and the owners thereof  
have been ordered to demolish and remove said dwelling, all pursuant to  
the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter  
160A of the General Statutes of North Carolina, and

WHEREAS, said owners have failed to comply with said order served by  
registered mail on the 9/22/86 and 10/24/86 :  
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte,  
North Carolina, that the Director of the Community Development Department  
is hereby ordered to cause the demolition and removal of the dwelling locate  
at 2015 Rozzelles Ferry Road in the City of Charlotte in accordance  
with the Housing Code of the City of Charlotte and Article 19, Part 6,  
Chapter 160A of the General Statutes of North Carolina.

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 23rd day of  
February, 1987, the reference having been made in Minute Book 87,  
and is recorded in full in Ordinance Book 35, at Page 288.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 289

ORDINANCE NO. 2128-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 211 Haycox Street PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF Iola Henderson, Heirs RESIDING AT 211 Haycox Street, Charlotte, N.C.

WHEREAS, the dwelling located at 211 Haycox Street in the City of Charlotte has been found by the Director of the Community Development Department to be unfit for human habitation and the owners thereof have been ordered to demolish and remove said dwelling, all pursuant to the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina, and

WHEREAS, said owners have failed to comply with said order served by registered mail on the 8/4/86 and 9/5/86:  
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Director of the Community Development Department is hereby ordered to cause the demolition and removal of the dwelling located at 211 Haycox Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina.

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 23rd day of February, 1987, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35, at Page 289.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 290

ORDINANCE NO. 2129-X

AN ORDINANCE ORDERING THE DWELLING AT 814 E. 17th Street, A & B  
TO BE VACATED, DEMOLISHED AND REMOVED PURSUANT TO THE HOUSING CODE OF THE  
CITY OF CHARLOTTE AND ARTICLE 19, CHAPTER 160A OF THE GENERAL STATUTES OF  
NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF Samuel Council  
, RESIDING AT 2615 Rea Road, Matthews, NC 28105

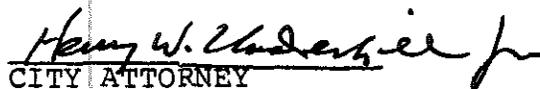
WHEREAS, the dwelling located at 814 E. 17th Street, A & B  
in the City of Charlotte has been found by the Director of the Community  
Development Department to be unfit for human habitation and the owners  
thereof have been ordered to vacate and demolish said dwelling pursuant  
to the Housing Code of the City of Charlotte and Article 19, Chapter 160A  
of the General Statutes of North Carolina; and

WHEREAS, the owners thereof have been ordered to demolish and remove  
said dwelling, pursuant to the Housing Code of the City of Charlotte and  
Article 19, Chapter 160A of the General Statutes of North Carolina; and

WHEREAS, said owners have failed to comply with the said orders to  
vacate and demolish said dwelling and to remove said dwelling, which orders  
were served by registered mail on the 10/10/86 and 11/13/86.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of  
Charlotte, that the Director of the Community Development Department is  
hereby ordered to cause the dwelling located at 814 E. 17th Street, A & B  
in the City of Charlotte to be vacated, and to be demolished and removed,  
all in accordance with the Housing Code of the City of Charlotte and  
Article 19, Chapter 160A of the General Statutes of North Carolina.

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 23rd day of February, 1987  
the reference having been made in Minute Book 87, and is recorded in  
full in Ordinance Book 35, at Page 290.

Pat Sharkey  
City Clerk



February 23, 1987  
Ordinance Book 35 - Page 292

ORDINANCE 2131

AN ORDINANCE AMENDING CHAPTER 14, SECTION 131 OF THE CHARLOTTE CITY CODE

WHEREAS, on May 14, 1984, the Charlotte City Council approved a policy to provide for a 25 mile per hour speed limit on non-thoroughfare residential streets; and

WHEREAS, the residents of certain streets have submitted a petition signed by at least 75 percent of the residents of the streets affected; and

WHEREAS, it has been determined, upon the basis of an engineering and traffic investigation, that a lowered speed limit on certain streets of the City of Charlotte is not inappropriate; and

WHEREAS, G. S. 20-141 (speed restrictions) requires adoption of a speed limit ordinance to amend Chapter 14, Section 131(c) of the Charlotte City Code,

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte,

SECTION 1: That Schedule X referred to in Chapter 14-131(c) of the Charlotte City Code be amended by declaring speed limits on the following City System streets as described below:

<u>STREET AND DESCRIPTION</u>	<u>SPEED LIMIT</u>
1. Conestoga Drive between Alexander Road and Schooner Lane	25
2. Deerpark Lane between Whitethorn Drive and cul-de-sac	25
3. Doe Court between Deerpark Lane and cul-de-sac	25
4. Linden Forest Lane between Providence Forest Lane and end-of-street 623' west of Providence Forest Lane	25
5. Nettlewood Lane between Deerpark Lane and Whitethorn Drive	25
6. Providence Forest Lane between Kuykendall Road and cul-de-sac	25
7. Stonemark Drive between Whitethorn Drive and end-of-street 262' east of Whitethorn Drive	25
8. White Dove Court between Whitethorn Drive and cul-de-sac	25
9. Whitethorn Drive between Four Mile Creek and Raintree Lane	25

SECTION 2: Section 1 shall become effective upon adoption and after signs are erected giving notice of the speed limits, as required by N.C.G.S. Section 20-141.

Approved as to form:

*Henry W. [Signature]* City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 1987, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35 at page 292.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 293

ORDINANCE NO. 2132-X

AN ORDINANCE TO AMEND ORDINANCE NO. 1956-X, THE 1986-1987 BUDGET ORDINANCE, APPROPRIATING FUNDS FROM GENERAL FUND UNAPPROPRIATED FUND BALANCE AND FROM INTEREST INCOME.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina;

Section 1. That the sum of \$1,212,438 is estimated to be available from Fund Balance from the General Fund, 0101.4116; and,

Section 2. That the sum of \$62,877 is estimated to be available from Interest Income in account 0101.95601; and

Section 3. That the sum of \$1,275,315 is hereby appropriated to the Non-Departmental General Fund account 0101.532.04, titled Parking Revenues Transferable to the County;

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. 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 23rd day of February, 1987, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35 at page 293.

Pat Sharkey  
City Clerk

CITY CD

Petition No. 86-112  
Trammell Crow Co  
(Part A)

February 23, 1987  
Ordinance Book 35, Page 294

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2133-7

DATE 2/23/87

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 a 64.26 acre site located on the southeast, northeast, northwest, and southwest corners of Highways 51 and 16, 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 January 20, 1987; 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 UDC-V and R-15 to R-15MF(CD) and O-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

PART ONE

PROPERTY DESCRIPTION (NORTHWEST QUADRANT - RESIDENTIAL) [R-15MF(CD)]

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

TO FIND THE TRUE POINT OF BEGINNING, begin at a nail at the intersection

PART THREE

PROPERTY DESCRIPTION (NORTHEAST QUADRANT - RESIDENTIAL) [R-15MF(CD)]

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

TO FIND THE TRUE POINT OF BEGINNING, being at a nail at the intersection of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-), having North Carolina State grid coordinates of North 496,026.758 and East 1,467,933.360 (as per Kimley-Horn & Associates), and run thence N.48-32-51E. 166.82 feet to a set iron pin, the POINT OR PLACE OF BEGINNING, thence with the existing northeasterly margin of the existing northeasterly margin of the intersection of the rights-of-way of N.C. Highway 16 and N.C. Highway 51 N.60-32-37W. 100.88 feet to a set iron pin; thence with the easterly margin of the right-of-way of N.C. Highway 16 (Providence Road) in nine (9) calls as follows: (1) with the arc of a circular curve to the right having a radius of 7579.4433 feet and a chord bearing of N.06-16-19W. an arc distance of 392.89 feet to a set iron pin; thence (2) N.80-44 56W. 9.48 feet to a set iron pin; thence (3) N.06-23-36W. 18.03 feet to a set iron pin; thence (4) N.03-31-32W. 377.53 feet to a set iron pin; thence (5) N.01-38-12W. 348.00 feet to a set iron pin; thence (6) N.00-09-14E. 248.86 feet to a set iron pin; thence (7) N.03-05-29E. 103.13 feet to a set iron pin; thence (8) N.86-31-12W. 4.00 feet to a set iron pin; thence (9) with the arc of a circular curve to the right having a radius of 7609.44 feet and a chord bearing of N.04-09-16E., an arc distance of 175.00 feet to a point in the westerly boundary of the property of James W. Broadway, now or formerly, acquired by deed recorded in Deed Book 3705, Page 105, Mecklenburg County Public Registry; thence with a portion of the westerly boundary of the property of James W. Broadway and continuing with the southerly and easterly boundaries of said property in seven (7) calls as follows: (1) S.09-48-26E. 83.83 feet to an existing iron pin; thence (2) S.88-25-44E. 349.98 feet to a one-half inch existing iron pin; thence (3) N.09-46-13W. 25.66 feet to a one inch existing iron pin; thence (4) S.72-27-28E. 20.47 feet to a one inch existing iron pin; thence (5) N.15-42-09E. 18.45 feet to a one inch existing iron pin; thence (6) N.72-21-43W. 29.43 feet to a one inch existing iron pin; thence (7) N.09-46-16W. 153.38 feet to a one inch existing iron pin in the southerly boundary of the property of T. E. Hemby, Jr., now or formerly, acquired by deed recorded in Deed Book 4838, Page 547, Mecklenburg County Public Registry; thence with the southerly boundary of the property of T. E. Hemby, Jr., now or formerly, as aforesaid, S.68-47-52E. 398.53 feet to a five-eighths inch existing iron pin; thence S.09-48-26E. 1244.42 feet to a set iron pin located in the northerly margin of the existing right-of-way of N.C. Highway 51; thence with the northerly margin of the right-of-way of N.C. Highway 51 in three calls as follow: (1) S.52-30-41 W. 8.57 feet to a point; thence (2) S.56-19-29W. 30.07 feet to a point; thence (3) S.52-30-41W. 285.01 feet to a set iron pin; thence with the arc of a circular curve to the left having a radius of 40.00 feet (and a chord course and distance of N.07-30-41E. 56.57 feet), an arc distance of 62.83 feet to a point; thence N.37-29-19W. 260 feet to a set iron pin; thence S.52-30-40W. 210 feet to a set iron pin; thence S.37-29-19E. 279.28 feet to a set iron

pin located in the northerly margin of the existing right-of-way of N.C. Highway 51; thence with the margin of the aforesaid right-of-way in two calls as follow: (1) in a southwesterly direction with the arc of a circular curve to the right having a radius of 1362.41 feet (and a chord course and distance of S.63-43-44W. 360.17 feet), and arc distance of 361.23 feet to a point; thence (2) S.82-12-56W. 25.15 feet to the POINT OR PLACE OF BEGINNING; containing 27.125 acres, as shown on a Boundary Survey for Trammell Crow Company dated February 9, 1987, as last revised February 25, 1988, prepared by E.S.P. Associates, P.A., of Pineville, North Carolina (Job No. 87-01-03) to which survey reference is hereby made.

PART FOUR

NORTHEAST QUADRANT - OFFICE [0-15(CD)]

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

TO FIND THE TRUE POINT OF BEGINNING, begin at a nail at the intersection of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-), having North Carolina State grid coordinates of North 496,026.758 and East 1,467,933.360 (as per Kimley-Horn & Associates), and run thence N.48-32-51E. 166.82 feet to a set iron pin in the northerly margin of the right of way of Pineville-Matthews Road (N.C. Highway 51); thence with the aforesaid northerly margin of said right-of-way in two calls as follows: (1) N.82-12-56E. 25.15 feet to a point; thence (2) in a northeasterly direction with the arc of a circular curve to the left having a radius of 1362.41 feet (and a chord course and distance of N.63-43-44E. 360.17 feet), an arc distance of 361.23 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; and running thence from said Beginning Point N.37-29-19W. 279.28 feet to a set iron pin; thence N.52-30-40E. 210 feet to a set iron pin; thence S.37-29-19E. 260.00 feet to a point; thence in a southerly direction with the arc of a circular curve to the right having a radius of 40.00 feet (and a chord course and distance of S.07-30-41W. 56.57 feet), an arc distance of 62.83 feet to a point in the aforesaid northerly margin of the right of way of N.C. Highway 51 (Pineville-Matthews Road); thence with the margin of said right of way in four calls as follow: (1) S.52-30-41W. 45.87 feet to a set iron pin; thence (2) in a southwesterly direction with the arc of a circular curve to the right having a radius of 1496.39 feet (and a chord course and distance of S.53-14-57W. 38.54 feet), an arc distance of 38.54 feet to a set iron pin; thence (3) N.36-00-56W. 17.51 feet to a set iron pin; thence (4) in a southwesterly direction with the arc of a circular curve to the right having a radius of 1362.39 feet (and a chord course and distance of S.54-19-19W. 86.09 feet), an arc distance of 86.10 feet to the POINT OR PLACE OF BEGINNING; containing 1.40 acres, as shown on a Boundary Survey for Trammell Crow Company dated February 9, 1987, as last revised February 25, 1988, by E.S.P. Associates, P.A., of Pineville, North Carolina (Job No. 87-01-03), to which survey reference is hereby made.

PART FIVE

PROPERTY DESCRIPTION - SOUTHEAST BOUNDARY [0-15(CD)]

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

TO FIND THE TRUE POINT OF BEGINNING, begin at a nail at the intersection of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-) having North Carolina State grid coordinates of North 496,026.758 and East 1,467,933.360 (as per Kimley-Horn & Associates), and run thence S.44-06-47E. 129.66 feet to a set iron pin, the POINT OR PLACE OF BEGINNING: thence with the existing southeasterly margin of the intersection of the rights-of-way of N.C. Highway 16 and N.C. Highway 51 N.51-47-40E. 140.52 feet to a set iron pin; thence with the arc of a circular curve to the left having a radius of 1492.3891 feet and a chord bearing of N.61-44-00E., an arc distance of 480.42 feet to a set iron pin; thence N.37-30-53W. 8.00 feet to a point; thence N.52-30-41E. 239.96 feet to a point; thence N.50-00-47E. 25.01 feet to a point; thence with the rear boundary line of Lot 12, Hembstead, as recorded in Map 5, Book 20, Page 139, Mecklenburg County Public Registry, S.27-38-26E. 150.02 feet to a one-half inch existing iron pin; thence with the rear boundary lines of Lots 11, 10, 9 and 8, Hembstead, as recorded in Map 5, Box 20, Page 139, Mecklenburg County Public Registry S.14-09-22E. 533.12 feet to a one-half inch existing iron pin; thence with the rear boundary line of Lot 7, Hembstead, as recorded in Map 5, Book 20, Page 139, Mecklenburg County Public Registry, S.08-20-11E. 80.00 feet to a one-half inch existing iron pin; thence with the rear boundary line of Lot 4, Hembstead, as recorded in Map 4, Book 20, Page 24, Mecklenburg County Public Registry, S.11-30-33E. 200.03 feet to a one-half inch existing iron pin; thence with the rear boundary line of Lot 3, Hembstead, as recorded in Map 4, Book 20, Page 24, and with the rear boundary line of Lot 13, Hembstead, as recorded in Map 3, Box 19, Page 578, Mecklenburg County Public Registry, S.16-12-19E. 294.65 feet through a concrete monument to a one-half inch existing iron pin; thence with a portion of the rear boundary line of Lot 12, Hembstead, as recorded in Map 3, Book 19, Page 578, Mecklenburg County Public Registry, S.13-13-54E. 139.92 feet to a one-half inch existing iron pin; thence with a rear boundary line of Lot 2, Hembstead, as recorded in Map 2, Box 20, Page 591, Mecklenburg County Public Registry, S.88-48-43W. 122.12 feet to a concrete monument; thence with the rear boundary lines of Lot 1 and a portion of Lot 5, Hembstead, as recorded in Map 2, Box 20, Page 591, Mecklenburg County Public Registry, N.66-33-27W. 189.96 feet through a one-half inch existing iron pin to a set iron pin; thence with the rear boundary lines of a portion of Lot 5 and all of Lots 4 and 3, Hembstead, as recorded in Map 1, Book 19, Page 329, Mecklenburg County Public Registry, N.76-04-14W. 379.76 feet through a concrete monument to a one-half inch existing iron pin; thence with the rear boundary line of Lot 2, Hembstead, as recorded in Map 1, Box 19, Page 329, Mecklenburg County Public Registry, N.83-18-50W. 150.29 feet to a one inch existing iron pin; thence with the rear boundary line of Lot 1, Hembstead, as recorded in Map 1, Box 19, Page 329, Mecklenburg County Public Registry, S.82-47-15W. 151.53 feet to a one inch existing iron pin; thence N.14-46-31W. 142.95 feet to a set iron pin; thence

N.75-57-47E. 11.78 feet to a point; thence with the arc of a circular curve to the right having a radius of 7569.3619 feet and a chord bearing of N.11-51-47W., an arc distance of 555.08 feet to a set iron pin in the easterly margin of N.C. Highway 16; thence N.05-42-50E. 15.19 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; containing 20.61 acres as shown on a Boundary Survey for Trammell Crow Company, dated February 19, 1987, last revised July 17, 1987, prepared by E.S.P. Associates, P.A. of Pineville, North Carolina (Job No. 87-01-03), to which survey reference is hereby made.

PART SIX

SOUTHWEST QUADRANT - RESIDENTIAL [R-15(CD)]

Beginning at a point at the intersection of Raintree Lane and Highway 51, thence S30°27'21" - 55.00', thence S30°27'21"E. - 120.00', thence S22°22'02"E - 252.00', thence N74°05'19"E - 164.19', thence N26°44'48"W - 295.97, thence N28°12'21"W - 182.34, thence N30°27'22"W - 80.00', thence S59°32'38"W - 213.29', thence S25°17'20"W - 44.41' to the point of beginning.

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:

*Henry W. Underhill Jr.*  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 1987, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35, beginning on Page 294.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35, Page 295E

ORDINANCE NO. 2133-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 a 69.86 acre site on the southwest corner of Highways 51 and 16; 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 January 20, 1987; 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 R-PUD and UDC-V to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SOUTHWEST QUADRANT - BUSINESS (B-1SCD)

TO FIND THE TRUE POINT OF BEGINNING, begin at a nail at the intersection of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-), having North Carolina State grid coordinates of North 496,026.758 and East 1.467,933.360 (as per Kimley-Horn & Associates), and run thence to S.42-12-07W. 141.30 feet to a point in the existing southwesterly margin of the intersection of the rights-of-way of N.C. Highway 16 and N.C. Highway 51, the POINT OR PLACE OF BEGINNING; thence S.65-29-18E. 53.91 feet to a point; thence S.26-16-13E. 20.38 feet to a point; thence with the arc of a circular curve to the left having a radius of 7699.4400 feet and a chord bearing of S.11-55-20E., 11.21 feet to a point in the easterly margin of the right-of-way of N.C. Highway 16; thence, with the easterly margin of N.C. Highway 16 in three calls as follows: (1) S.14-33-45E. 518.63 feet to a point; (2) S.16-15-23E. 500.17 feet to a set iron pin; (3) S.14-46-01E. 82.00 feet to a set iron pin; thence S.43-27-59W. 24.70 feet to a set iron pin; thence S.75-10-08W. 353.31 feet to an existing iron pin; thence with the arc of a circular curve to the left having a radius of 499.96 feet and a chord bearing of S.67-25-34W., an arc distance of 135.13 feet to an existing iron pin; thence S.59-40-59W. 81.27 feet through an existing iron pin to an existing iron pin; thence S.75-08-08W. 218.30 feet to a point; thence N.14-48-52W. 415.00 feet to a set iron pin; thence S.75-08-08W. 210.00 feet to a point; thence N.14-48-52W. 310.00 feet to an existing iron pin; thence S.75-08-08W. 518.34 feet to a set iron pin in the southern boundary of and at the terminus of the 60-foot right-of-way of Willow Point Drive; thence N.14-47-02W. 60.00 feet to a set pin in the northerly margin of and at the terminus of the 60-foot right-of-way of Willow Point Drive; thence with the northerly margin of the 60-foot right-of-way of Willow Point Drive in four calls as follow: (1) S.75-12-58W. 523.15 feet to a set iron pin; (2) with the arc of a circular curve to the left having a radius of 997.22 feet and a chord bearing of S.69-18-49W., an arc distance of 205.47 feet to a set iron pin; (3) S.63-24-38W. 493.65 feet to a set iron pin; (4) with the arc of a circular curve to the right having a radius of 1045.54 feet and a chord bearing of S.65-55-11W., an arc distance of 91.57 feet to a set iron pin; thence N.26-44-48W. 295.97 feet to a pinched one inch existing iron pin; thence N.28-12-21W. 182.34 feet to a pinched one inch existing iron pin; thence N.30-27-22W. 80.00 feet to a set iron pin in the southerly margin of N.C. Highway 51; thence with the southerly margin of N.C. Highway 51 in four calls as follow: (1) N.59-32-06E. 314.88 feet to a point; (2) S.30-27-51E. 2.00 feet to a point; (3) N.59-32-06E. 1379.23 feet to a point; (4) with the arc of a circular curve to the right having a radius of 2833.29 feet and a chord bearing of N.66-42-51E., an arc distance of 710.20 feet to a point; thence S.16-26-04E. 13.22 feet to a point; thence with the arc of a circular curve to the right having a radius of 2794.7900 feet and a chord bearing of N.74-56-48E., an arc distance of 134.76 feet to a point; thence N.76-19-41E. 280.07 feet to a point; thence N.86-55-11E. 50.45 feet to a point, the POINT OR PLACE OF BEGINNING, containing 69.86 acres as shown on a Boundary Survey for Trammell crow Company, dated September 29, 1986, last revised July 22, 1987, prepared by E.S.P. Associates, P.A. of

Pineville, North Carolina (Job No. 86-09-09), to which survey reference is hereby made.

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:

*Henry W. Underhill Jr.*  
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City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 1987, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35, at page 294-295G.

Pat Sharkey  
City Clerk

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of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-), having North Carolina State grid coordinates of North 496,026.758 and East 1,467,933.360 (as per Kimley-Horn & Associates), and run thence N.72-05-39W 131.72 feet to a set iron pin; thence with the existing northwesterly margin of the intersection of the rights of way of N.C. Highway 16 and N.C. Highway 51 N.22-57-44E. 92.41 feet to a set iron pin; thence with the arc of a circular curve to the right having a radius of 7709.44 feet and a chord bearing of N.06-46-30W., and arc distance of 298.21 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; thence S.80-58-38W. 576.68 feet to a set iron pin; thence N.13-49-27W. 47.95 feet to a 1/2" existing iron pin; thence S.87-52-15W. 575.29 feet to a 1/2" existing iron pin; thence N.15-32-33W. 267.87 feet to a 1" existing iron pin; thence N.10-39-06E. 257.22 feet to a 1/2" existing iron pin; thence S.75-13-26E. 635.21 feet to a 1/2" existing iron pin; thence S.85-40-31E. 547.29 feet to a set iron pin; thence with the arc of a circular curve to the left having a radius of 7709.44 feet and a chord bearing of S.04-45-48E., an arc distance of 243.16 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; containing 10.06 acres as shown on a Boundary Survey for Trammell Crow Company, dated February 9, 1987, last revised February 10, 1988, prepared by E.S.P. Associates, P.A. of Pineville, North Carolina (Job No. 87-01-03), to which survey reference is hereby made.

PART TWO

PROPERTY DESCRIPTION (NORTHWEST QUADRANT - OFFICE) [0-15(CD)]

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

TO FIND THE TRUE POINT OF BEGINNING, begin at a nail at the intersection of N.C. Highway 51 (-L-) and N.C. Highway 16 (-Y3-), having North Carolina State grid coordinates of North 496,026.758 and East 1,467,933.360 (as per Kimley-Horn & Associates), and run thence N.72-05-39W. 131.72 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; thence, with the existing northwesterly margin of the intersection of the rights of way of N.C. Highway 16 and N.C. Highway 51 N.22-57-44E. 92.41 feet to a set iron pin; thence with the arc of a circular curve to the right having a radius of 7709.44 feet and a chord bearing of N.-06-46-30W., an arc distance of 298.21 feet to a set iron pin; thence S.80-58-38W. 576.68 feet to a set iron pin; thence S.13-49-27E. 430.68 feet to a point; thence N.65-49-36E. 7.44 feet to a point; thence with the arc of a circular curve to the right having a radius of 2924.79 feet and a chord bearing of N.74-56-48E., an arc distance of 164.66 feet to a point; thence N.76-19-41E. 286.81 feet to a point; thence N.65-39-02E. 48.44 feet to a set iron pin, the POINT OR PLACE OF BEGINNING; containing 5.06 acres as shown on a Boundary Survey for Trammell Crow Company, dated February 9, 1987, last revised February 10, 1988, prepared by E.S.P. Associates, P.A. of Pineville, North Carolina (Job No. 87-01-03), to which survey reference is hereby made.

February 23, 1987  
Ordinance Book 35 - Page 296

Petition No. 86-114  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2134-Z

DATE 2-23-87

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-1 to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Two (2) parcels totaling 1.67 acres bounded by Spring Street to the south and I-85 to the north in the Beatties Ford Road Community of the City of Charlotte and shown more specifically on the attached map.

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:

Henry W. Chadwick Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 296.

Pat Sharkey  
City Clerk

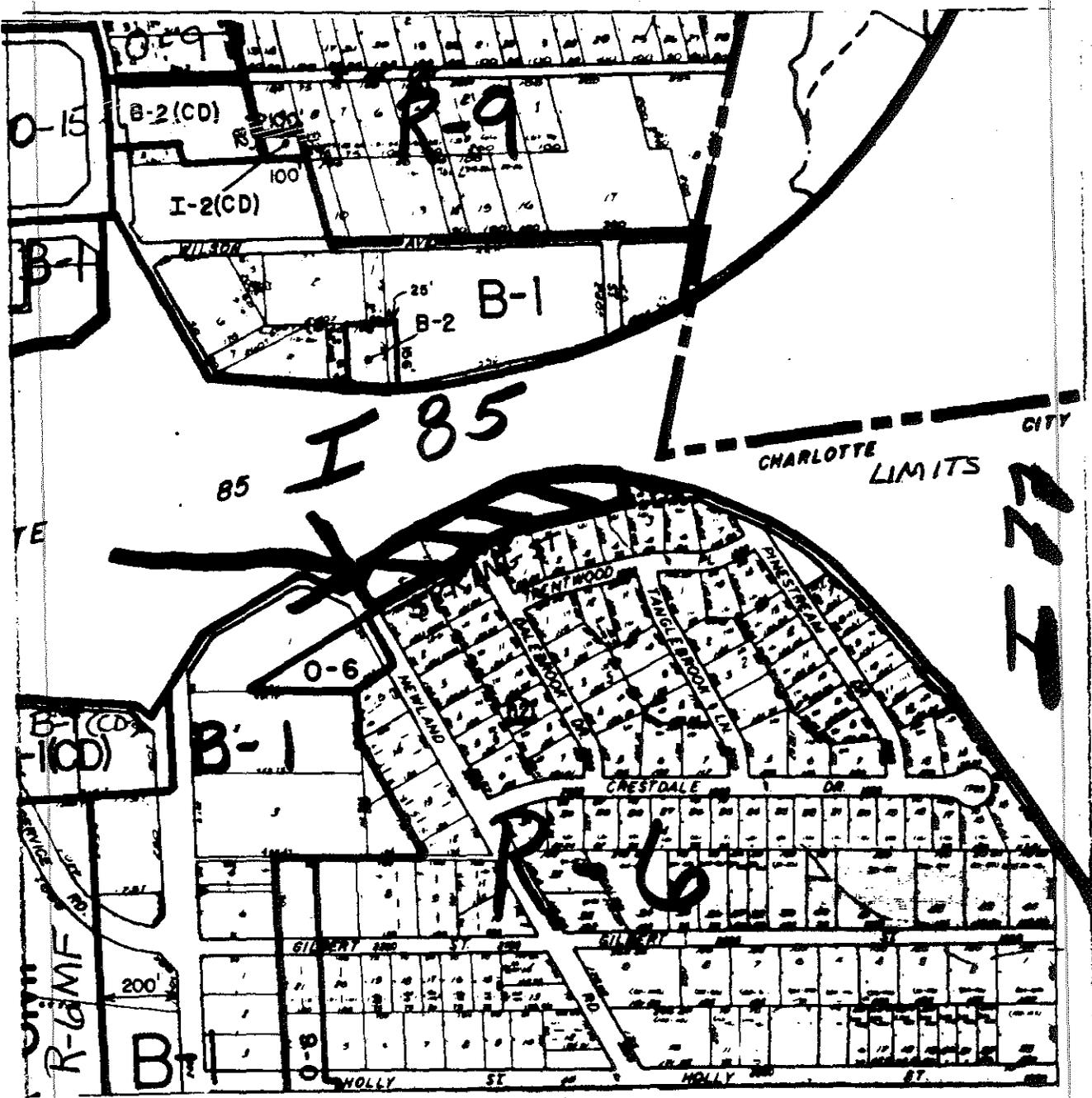
February 23, 1987  
Ordinance Book 35 - Page 297

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-114 HEARING DATE 12/15/86

ZONING CLASSIFICATION, EXISTING B-1 REQUESTED R-6

LOCATION Two parcels totaling 1.67 acres bounded by Spring Street to the south and I-85 to the north.



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



February 23, 1987  
Ordinance Book 351 - Page 298

Petition No. 86-119  
Dr. Thomas Hampton and  
Dr. Joseph Estwanik

APPROVED BY CITY COUNCIL  
DATE 2-23-87

ORDINANCE NO. 2135-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 an approximately 28,750 square foot parcel located south of Billingsley Road from R-6MF to O-15(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 December 15, 1986; 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 R-6MF to O-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

To locate point of BEGINNING, start at an old iron located in the northerly margin of North Wendover Road and being the easterly corner of the property conveyed to John T. Bayne by that certain deed recorded in the Mecklenburg County Register of Deeds Office in Book 4365, Page 917, and thence with the easterly line of the said Bayne property N.13-05-20W., 119.98 feet to an old iron; thence N.71-54-46W., 152.67 feet; thence N.71-53-58W., 100.78 feet; thence N.71-50-26W., 150.65 feet; thence N.04-24-02E., 137.12 feet to the point of BEGINNING, thence N.04-14-46E., 250.27 feet; thence N.85-36-56E., 115.0 feet; thence S.04-15-08W., 250 feet; thence S.85-48-35W., 115.0 feet to the point of BEGINNING.

February 23, 1987  
Ordinance Book 35 - Page 299

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:

*Henry W. Underhill Jr.*  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 28th day of February, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 298.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 300

Petition No. 87-3  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

DATE 2-23-87

ORDINANCE NO. 2136-Z

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 B-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

A .684 acre parcel located on the southwest corner of the intersection of Beatties Ford Road and Keller Avenue in the Beatties Ford Road Community in the City of Charlotte and shown more specifically on the attached map.

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:

*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 23rd day of February, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 300.

Pat Sharkey  
City Clerk

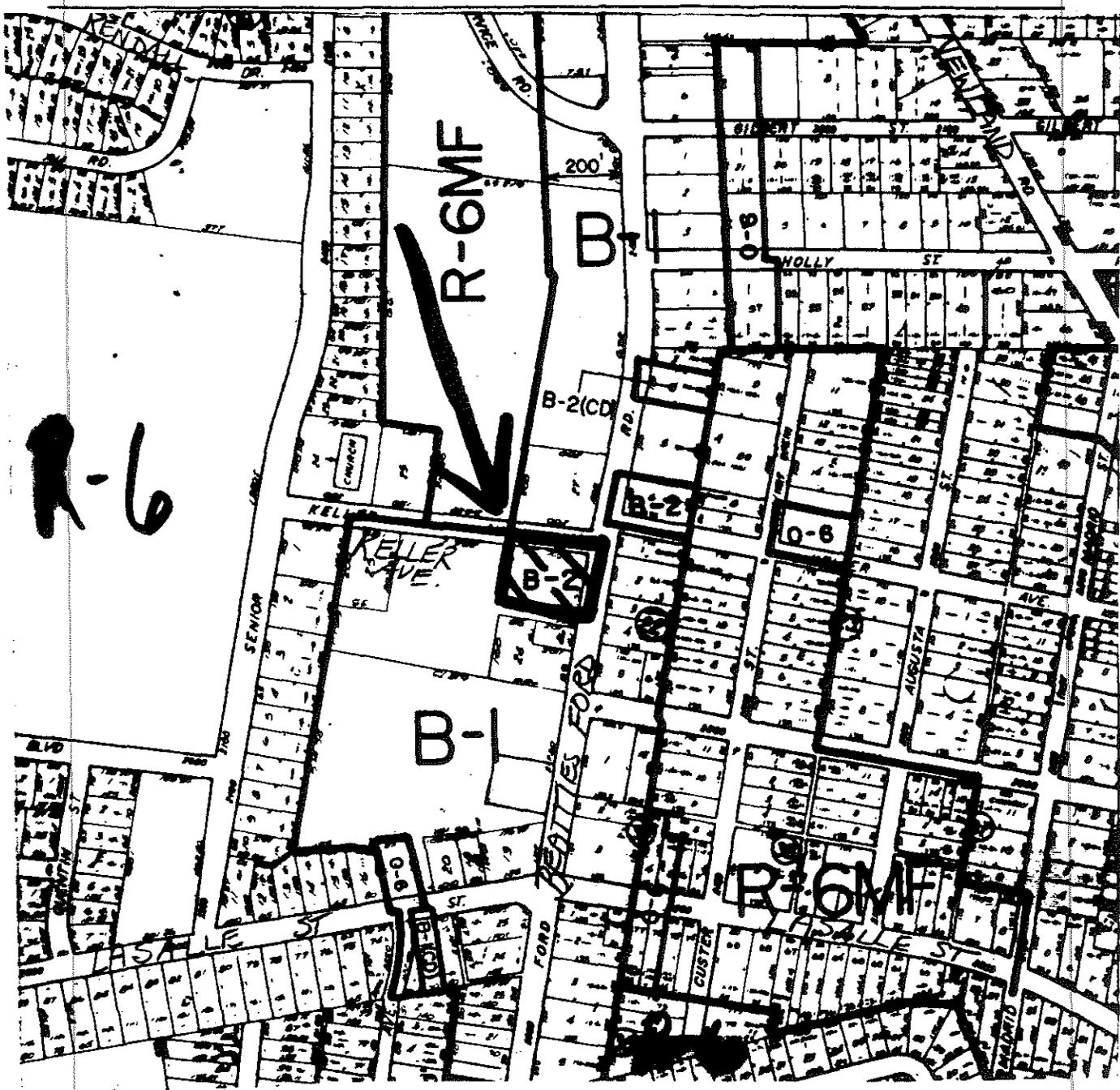
February 23, 1987  
Ordinance Book 35 - Page 301

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-3 HEARING DATE 1-20-87

ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-1

LOCATION A .684 acre site located on the southwest corner of the intersection of Beatties Ford Road and Keller Avenue



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



February 23, 1987  
Ordinance Book 35 - Page 302

Petition No. 87-4  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2137-Z

DATE 2-23-87

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 R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Approximately 20 acres located along both sides of Newland Road extending from I-77 to just south of Holly Street in the Beatties Ford Road Community in the City of Charlotte and shown more specifically on the attached map.

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

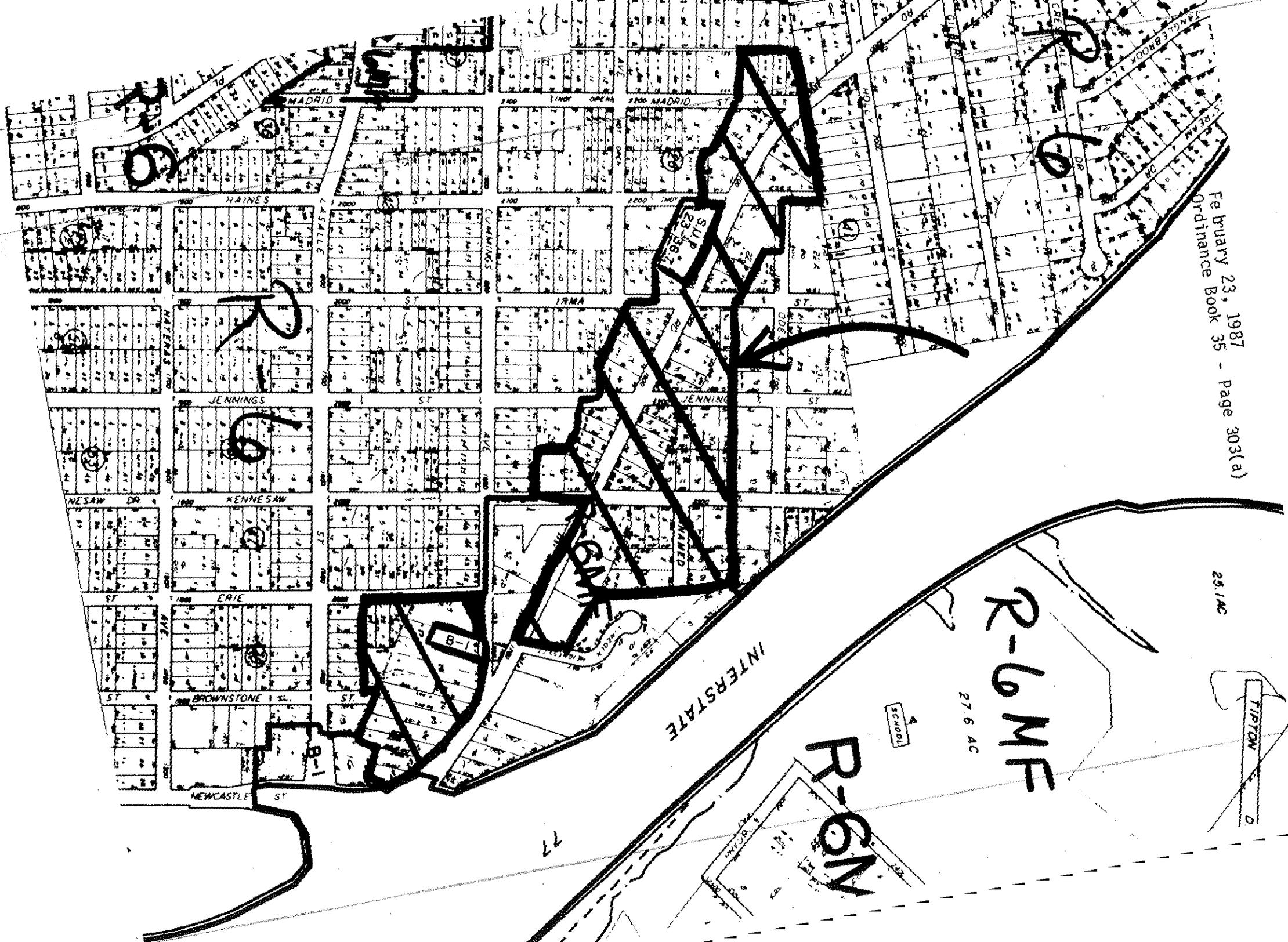
Section 3. That this ordinance shall become effective upon its adoption.

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 23rd day of February, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 302.

Pat Sharkey  
City Clerk



February 23, 1987  
Ordinance Book 35 - Page 312

Petition No. 87-9  
Honey Enterprises

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2142-Z

DATE 2-23-87

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 a nine acre site bounded by Arrowood Road to the south and Big Sugar Creek to the north from R-12 to B-1(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 January 20, 1987; 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 R-12 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

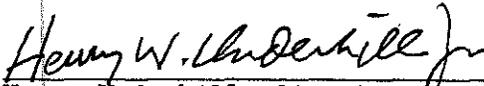
BEGINNING at the intersection of the northerly right-of way of Arrowood Road and the centerline of Big Sugar Creek and running thence with said right-of-way N.59-31-10W. 1,118.2 feet; thence N.34-35-50E. 398.0 feet; thence S.42-16-10E. 20.0 feet; thence N.57-20-50E. 161.0 feet; thence N.23-45-50E. 87.41 feet to a point in the centerline of Big Sugar Creek; thence with said centerline seven (7) courses as follows: (1) S.09-57-20W. 50.3 feet; (2) S.32-35-20E. 258.16 feet; (3) S.38-04-00E. 564.3 feet; (4) S.27-19-00E. 138.14 feet; (5) S.10-38-50E. 71.67 feet; (6) S.02-18-20E. 70.0 feet; (7) S. 03-34-00W. 72.88 to the BEGINNING.

February 23, 1987  
Ordinance Book 35 - Page 313

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:

  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 312.

Pat Sharkey  
City Clerk

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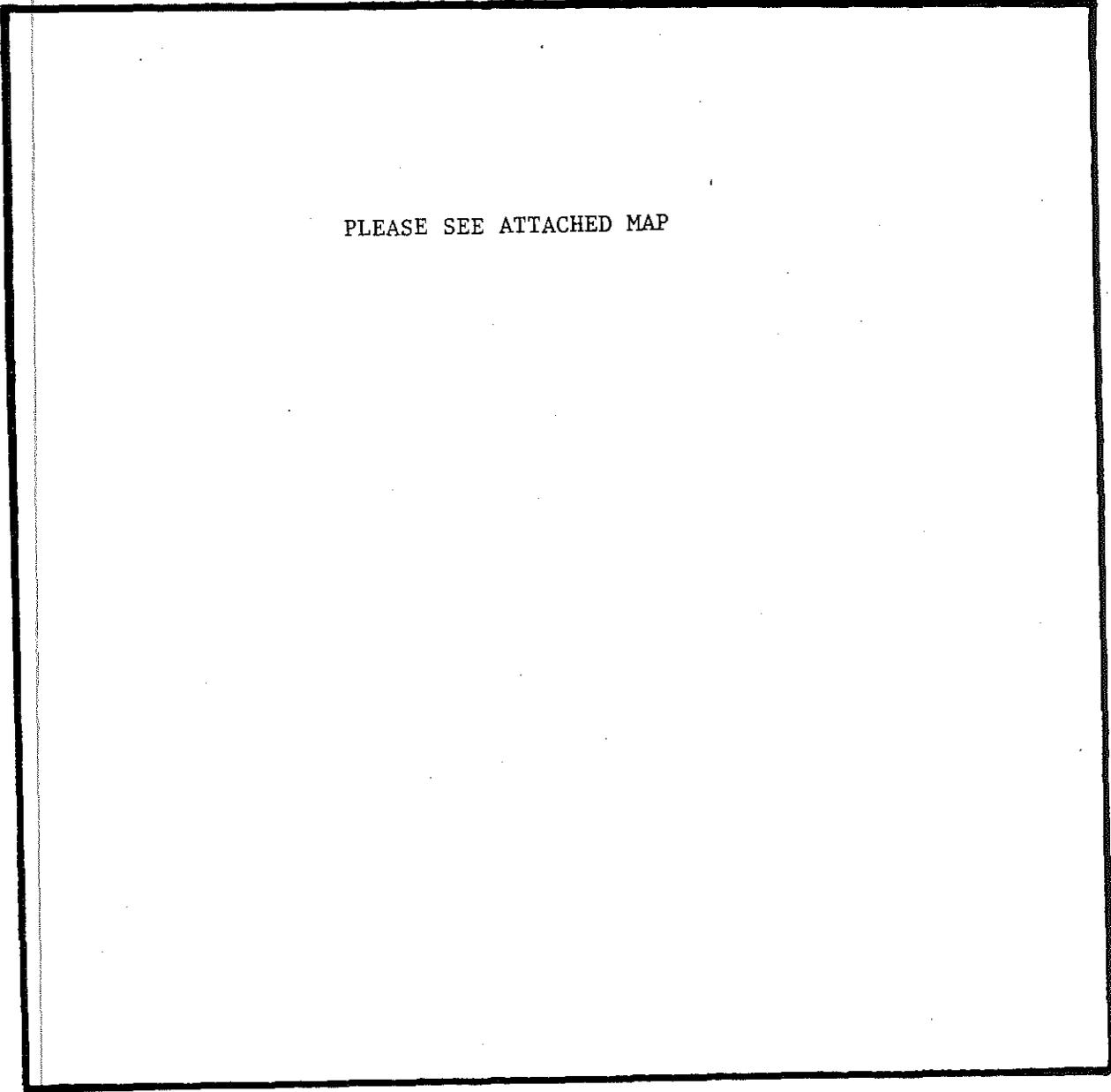
February 23, 1987  
Ordinance Book 35 - Page 303

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-4 HEARING DATE 1-20-87

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

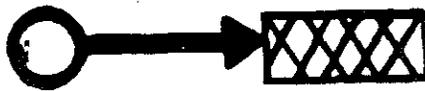
LOCATION An approximately 20 acre site located along both sides of Newland Road extending from I-77 to just south of Holly Street.



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



February 23, 1987  
Ordinance Book 35 - Page 304

Petition No. 87-5  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2138-Z

DATE 2-23-87

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-1 to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

A .24 acre parcel located south of Cummings Avenue between I-77 and Erie Street in the Beatties Ford Road Community in the City of Charlotte and shown more specifically on the attached map.

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:

*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 23rd day of February, 1987, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 304.

Pat Sharkey  
City Clerk

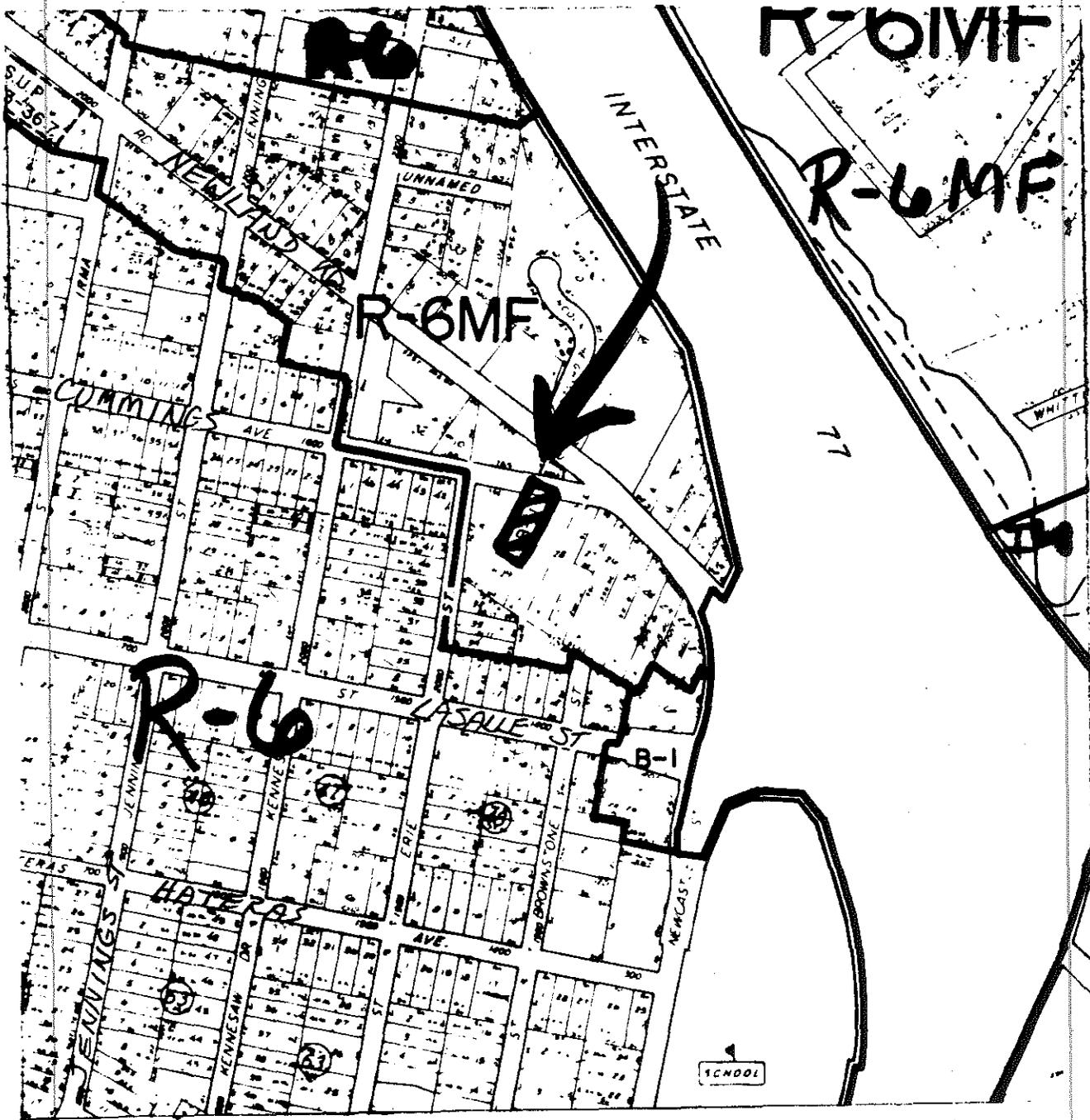
February 23, 1987  
Ordinance Book 35 - Page 305

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-5 HEARING DATE 1-20-87

ZONING CLASSIFICATION, EXISTING B-1 REQUESTED R-6

LOCATION A .24 acre parcel located south of Cummings Avenue between Interstate 77 and Erie Street



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



February 23, 1987  
Ordinance Book 35 - Page 306

Petition No. 87-6  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2139-Z

DATE

2-23-87

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 R-6MF to R-12MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Five (5) lots bordered by Newland Road, Kennesaw Drive and Cummings Avenue and nine (9) lots along Newland Road from Lincoln Heights Court to I-77 in the Beatties Ford Road Community in the City of Charlotte and shown more specifically on the attached map.

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:

*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 23rd day of February, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 306.

Pat Sharkey  
City Clerk

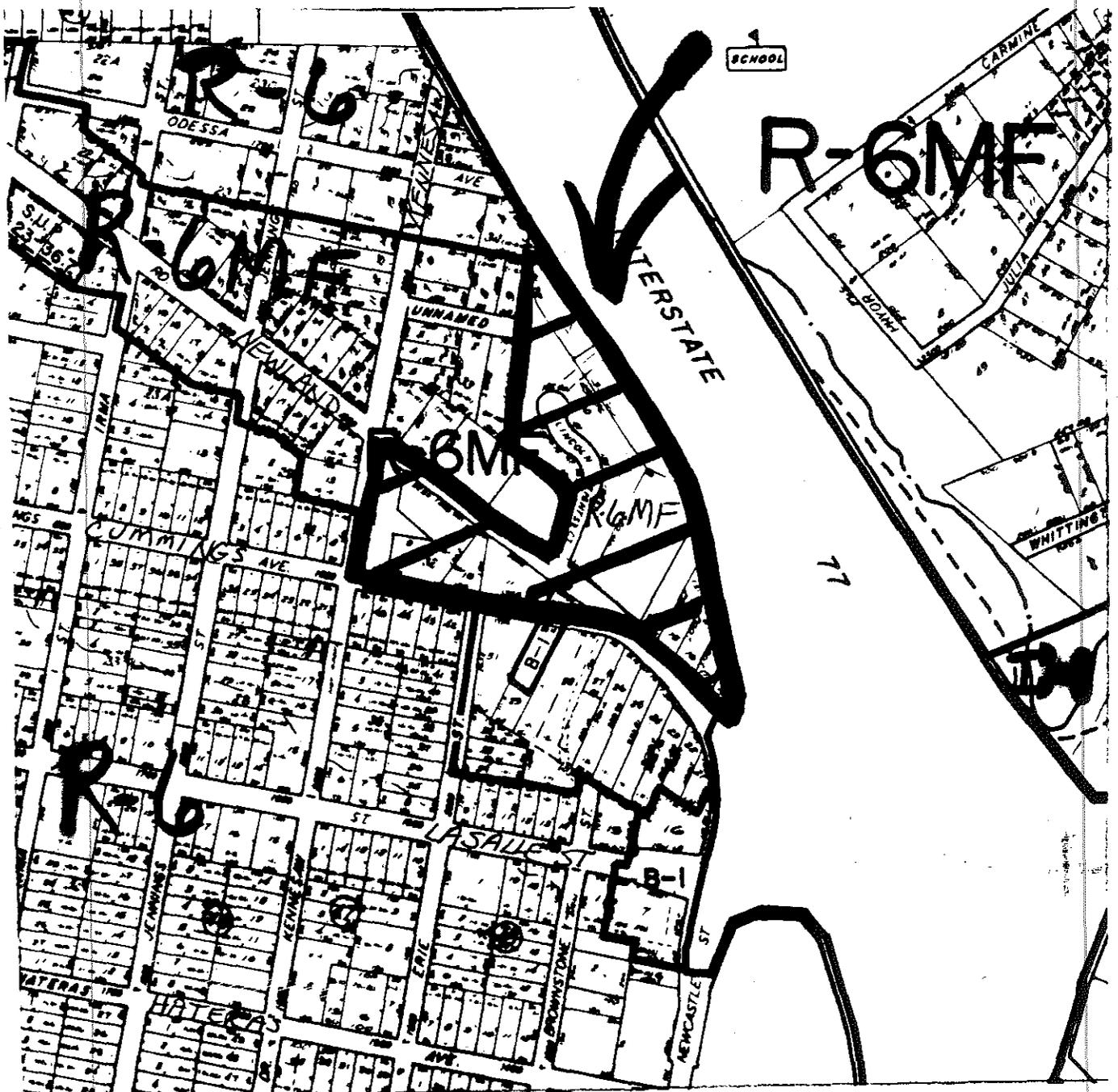
February 23, 1987  
Ordinance Book 35 - Page 307

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-6 HEARING DATE 1-20-87

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

LOCATION Five lots bordered by Newland Road, Kennesaw Drive, and Cummings Avenue and nine lots along Newland Road from Lincoln Heights Court to Interstate 77



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



February 23, 1987  
Ordinance Book 35 - Page 308

Petition No. 87-7  
Methodist Home for the  
Aged, Inc.

ORDINANCE NO. 2140-Z

APPROVED BY CITY COUNCIL  
DATE 2-23-87

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 approximately 80 acres south of Shamrock Drive and east of Eastway Drive from R-9MF to Institutional (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 January 20, 1987; 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 R-9MF to Institutional (CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point located in the centerline of Shamrock Drive, said point being located in the westerly boundary of property leased by Methodist Home for the Aged, Inc., to the City of Charlotte, Mint Museum of Arts, Inc.; and running thence three (3) courses and distances along the boundaries of the aforesaid property leased to the City of Charlotte, Mint Museum of Arts, Inc.: (1) S.09-11-42E., 149.22 feet to a new iron pin; (2) S.79-43-18W., 127.66 feet to an existing concrete monument; and (3) S.9-42-20E., 604.87 feet to a new iron pin located in a corner of property leased to the City of Charlotte and the Hezekiah Alexander Foundation, Inc.; thence following two (2) boundaries of the property

February 23, 1987  
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leased to the City of Charlotte and the Hezekiah Alexander Foundation, Inc.; two (2) courses and distances as follows: (1) S.01-12-28E., 147.47 feet to an existing concrete monument; and (2) S.89-46-46E., 186.49 feet to a new iron pin; thence S.14-19-52E., 1,409.37 feet to an existing concrete monument located at the northwesterly corner of Lot 14 of Windsor Park as shown on a map thereof recorded in Map Book 8 at Page 177 of the Mecklenburg Public Registry; thence with the rear of Lots 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, and 2 of Windsor park as shown on the aforesaid map the following two (2) courses and distances: (1) S.06-33-02E., 488.94 feet to an existing concrete monument; and (2) S.47-39-38W., 474.66 feet to an existing concrete monument located in the southeasterly corner of Lot 1 of Meadowood as shown on the map thereof recorded in Map Book 12 at Page 17 of the Mecklenburg Public Registry; thence with the rear lines of various lots in the Meadowood Subdivision as shown on maps recorded in Map Book 12 at Pages 17, 91, and 181 of the Mecklenburg Public Registry; the following four (4) courses and distances: (1) N.34-04-04W., 1,077.79 feet to an existing iron pin; (2) N.36-04-29W., 549.34 feet to an existing iron pin; (3) N.38-37-24W., 502.58 feet; thence N.73-22-17W., 791.63 feet; thence N.16-38-32E., 144.84 feet; thence N.01-53-54W., 635.30 feet; thence N.86-49-24E., 524.47 feet; thence N.31-26-40E., 360.00 feet to a point located in the centerline of Shamrock Drive; thence following the centerline of Shamrock Drive the following three (3) courses and distances (1) with the arc of a circular curve to the left having a radius of 1,088.83 feet, an arc distance of 82.19 feet; (2) with the arc of a circular curve to the left having a radius of 554.86 feet, an arc distance of 362.41 feet; and (3) N.79-33-02E., 610.02 feet to the point of BEGINNING.

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:

*Henry W. Underhill Jr.*  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 308

Pat Sharkey  
City Clerk

February 23, 1987  
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Petition No. 87-8  
Coastal Transport, Inc.

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2141-Z

DATE 2. 23-87

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 a .92 acre site west of Tom Sadler Road, north of Mount Holly Road in the vicinity of Metts Road from R-9MF to O15(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 January 20, 1987; 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 R-9MF to O-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the centerline of Tom Sadler Road, the northeasterly corner of Hoyt Caldwell Johnston (D.R. 2076-363); thence proceeding with the centerline of Tom Sadler Road S.42-39E. 100.0 feet to a point; thence S.48-43W. 300.0 feet to a point; thence S.12-37-45W. 97.30 feet to a point in the line of Charlotte Facilities, Inc. (D.R. 4458-202); thence with the line of Charlotte Facilities, Inc. (now or formerly) N.42-39W. 157.33 feet to a point, the common corner of Charlotte Facilities, Inc., John Wayne Collie (now or formerly) and Hoyt Caldwell Johnston (now or formerly); thence with the line of Hoyt Caldwell Johnston (now or formerly) N.48-43E. 380.0 feet to the point and place of BEGINNING, containing .92 acres as shown on survey of Reece F. McRorie, N.C.R.L.S., dated September 19, 1986.

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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:

*Henry W. Underhill Jr*  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 310.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 312

Petition No. 87-9  
Honey Enterprises

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2142-Z

DATE 2-23-87

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 a nine acre site bounded by Arrowood Road to the south and Big Sugar Creek to the north from R-12 to B-1(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 January 20, 1987; 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 R-12 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at the intersection of the northerly right-of way of Arrowood Road and the centerline of Big Sugar Creek and running thence with said right-of-way N.59-31-10W. 1,118.2 feet; thence N.34-35-50E. 398.0 feet; thence S.42-16-10E. 20.0 feet; thence N.57-20-50E. 161.0 feet; thence N.23-45-50E. 87.41 feet to a point in the centerline of Big Sugar Creek; thence with said centerline seven (7) courses as follows: (1) S.09-57-20W. 50.3 feet; (2) S.32-35-20E. 258.16 feet; (3) S.38-04-00E. 564.3 feet; (4) S.27-19-00E. 138.14 feet; (5) S.10-38-50E. 71.67 feet; (6) S.02-18-20E. 70.0 feet; (7) S. 03-34-00W. 72.88 to the BEGINNING.

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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:

*Henry W. Underhill Jr*  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 312.

Pat Sharkey  
City Clerk

February 23, 1987  
Ordinance Book 35 - Page 314

Petition No. 87-10  
Devesco/Pacific, Inc.

APPROVED BY CITY COUNCIL  
DATE 2-23-87

ORDINANCE NO. 2143-Z

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 I-2 to U-MUD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being located on the most northwesterly corner of the intersection of Arlington Avenue and South Boulevard thence S.48-24W., 300.00 feet; thence N.34-00W., 409.74 feet; thence N.52-39E., 297.87 feet; thence S.34-00E., 387.47 feet to the point of BEGINNING.

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:

Henry W. Underhill  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of February, 1987, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 314.

Pat Sharkey  
City Clerk

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