

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

**CITY ZONE CHANGE**

Petition No. 94-5  
Park Elevator Building Partnership

ORDINANCE NO. 3859-Z

**ZONING REGULATIONS**

MAP AMENDMENT NO. \_\_\_\_\_

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-2 to UMUD 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 16th day of May, 19 94, the reference having been made in Minute Book 105 ~~XX~~ page ~~XXXXXXXXXX~~ and recorded in full in Ordinance Book 45, Pages 299-300.

Brenda R. Freeze  
City Clerk



DATE May 16, 1994

**CITY ZONE CHANGE**

Petition No. 94-27  
Charlotte-Mecklenburg Planning  
Commission

ORDINANCE NO. 3860-Z

**ZONING REGULATIONS**

MAP AMENDMENT NO. \_\_\_\_\_

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

**Section 1.** That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-2 to I-1 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 16th day of May, 19 94, the reference having been made in Minute Book 105 ~~at page~~ ~~XXXXXXXXXX~~ and recorded in full in Ordinance Book 45, Pages 301-302.

Brenda R. Freeze  
City Clerk

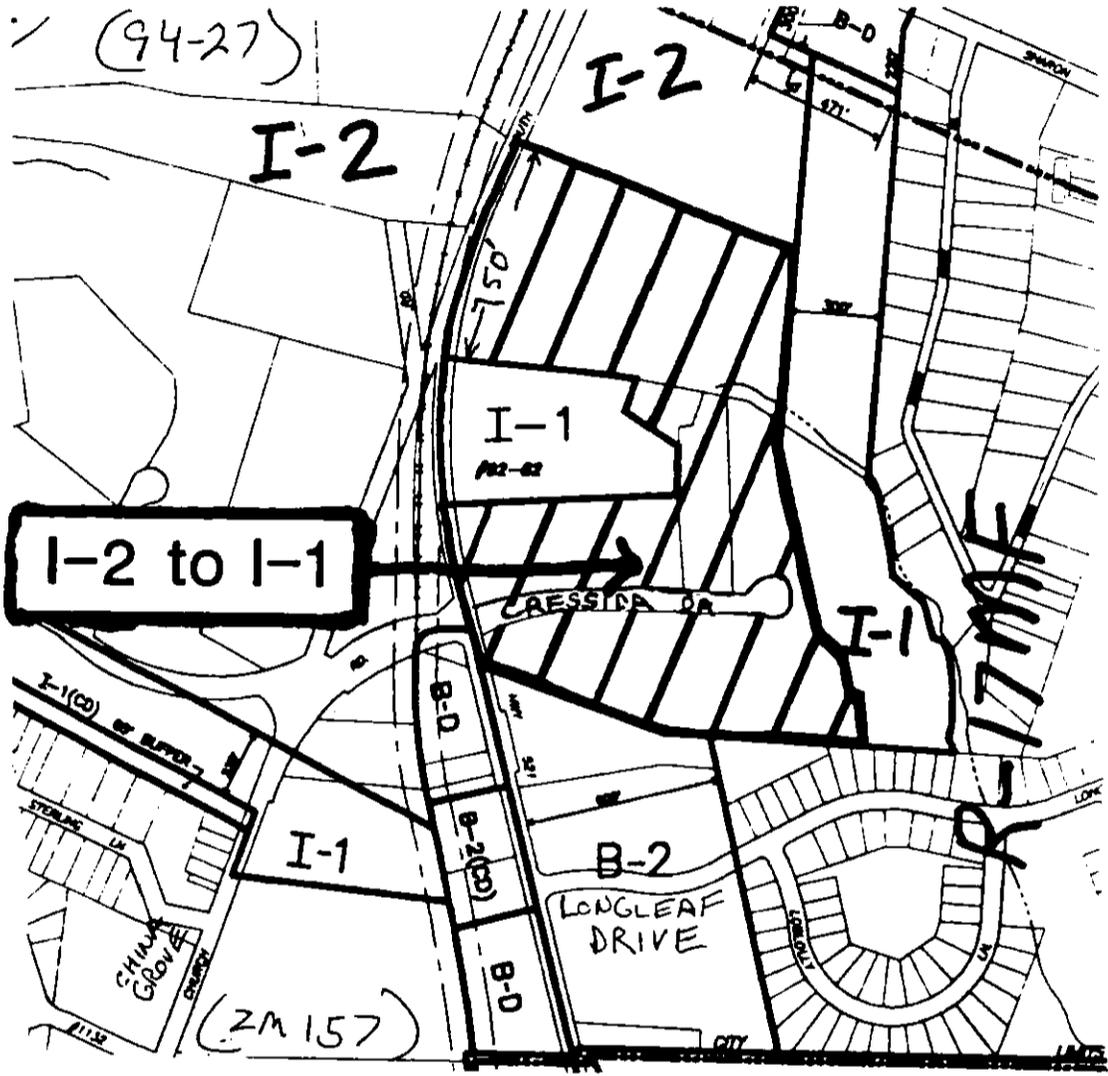
**Petition #:** 94-27

**Petitioner:** Charlotte-Mecklenburg Planning Commission  
**Hearing Date:** April 18, 1994

**Zoning Classification (Existing):** I-2

**Zoning Classification (Requested):** I-1

**Location:** Property located on the east side of South Boulevard north and south of Cressida Drive.



**Zoning Map #(s):** 157

**Scale:** Not to scale

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

**CITY ZONE CHANGE**

Petition No. 94-28  
Victory Christian Church, Inc.

ORDINANCE NO. 3861-Z

**ZONING REGULATIONS**

MAP AMENDMENT NO. \_\_\_\_\_

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

**Section 1.** That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-4 to Institutional 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 16th day of May, 19 94, the reference having been made in Minute Book 105 ~~at page XXXXXX~~ and recoded in full in Ordinance Book 45, Pages 303-304.

Brenda R. Freeze  
City Clerk

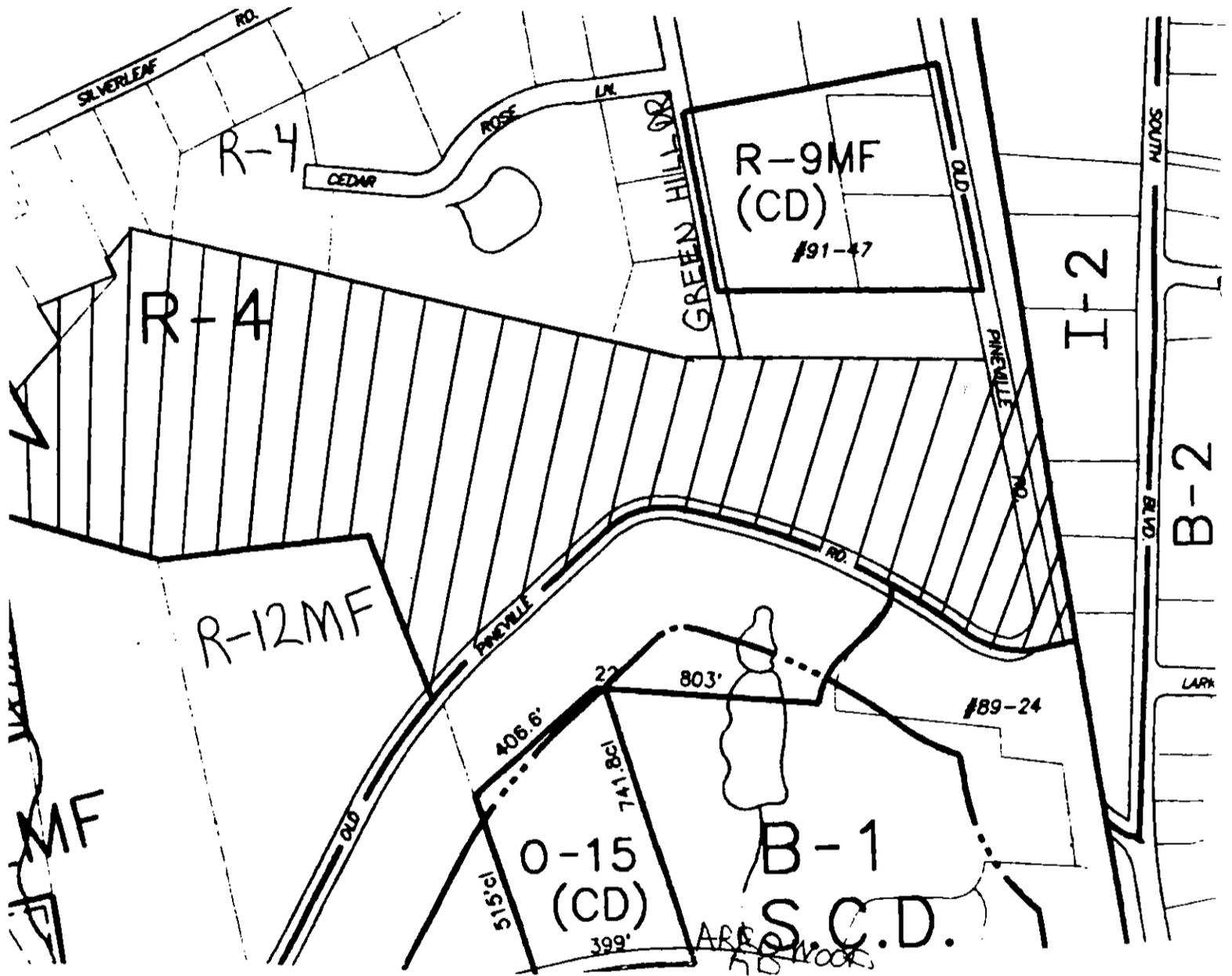
**Petition #:** 94-28

**Petitioner:** Victory Christian Church, Inc.  
**Hearing Date:** April 18, 1994

**Zoning Classification (Existing):** R-4

**Zoning Classification (Requested):** Institutional

**Location:** Approximately 38.28 acres located on the north side of Old Pineville Road north of Arrowood Road.



Zoning Map #(s): 148

Scale: 1" = 400'

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

CITY CD

Petition No. 94-30  
Michael R. Smith

ORDINANCE NO. 3862-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 approximately 0.43 acres located on the northwest corner of the intersection between Lansdale Drive and Central Avenue; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; 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 the requirements in Section 6.204.

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

**Section 1.** That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

-continued-

**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 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 305-307.

Brenda R. Freeze \_\_\_\_\_  
City Clerk

94-30

**BOUNDARY DESCRIPTION  
MICHAEL R. SMITH  
CENTRAL AVENUE**

BEGINNING at the intersection of the northerly right-of-way line of Central Avenue and the westerly right-of-way line of Lansdale Drive and running thence with said Central Avenue right-of-way line N. 72-29-30 W. 150.0 feet; thence N. 17-30-30 E. 125.0 feet; thence S. 72-29-30 E. 150.0 feet to the westerly right-of-way line of Lansdale Drive; thence with said right-of-way S. 17-30-30 W. 125.0 feet to the point of BEGINNING and containing .43 acres.

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

CITY CD

Petition No. 94-31  
Saint Andrew's Episcopal Church

ORDINANCE NO. 3863-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 approximately 3.9 acres located on the north side of Central Avenue east of Merry Oaks Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 and R-22MF to R-22MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

-continued-

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

APPROVED AS TO FORM:

Henry W. Chadwell Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 308-310.

Brenda R. Freeze  
City Clerk

94-31 ✓

St. Andrew's Episcopal Church

REZONING

DESCRIPTION:

BEGINNING at an existing iron pin in the northerly margin of Central Avenue (100-foot right-of-way), said point being the southwest corner of the Sharon A. Holowach property as described in Deed Book 5593, Page 203 of the Mecklenburg Public Registry and furthermore being located 152.7 feet along the northerly margin of Central Avenue from its intersection with the westerly right-of-way of Longfellow Street to the BEGINNING and runs thence with the northerly margin of Central Avenue N. 82-26-15 W. 65.11 feet to a new iron pin; thence with four(4) new corners and distances across the Saint Andrew's Episcopal Church property as described in Deed Book 2036, Page 392 of said Registry as follows: 1) N. 04-10-30 E. 40.07 feet to a new iron pin; 2) S. 82-26-15 E. 5.01 feet to a new iron pin; 3) N. 04-10-30 E. 443.07 feet to a new iron pin; 4, N. 93-41-13 W. 214.32 feet to a new iron pin in the easterly line of H.T. Maner, Jr. property as described in Deed Book 2165, Page 353 of said Registry; thence with the easterly and northerly lines of H.T. Maner in two(2) courses and distances as follows: 1) N. 07-00-54 E. 113.00 feet to an existing iron pin; 2) N. 79-35-24 W. 109.97 feet to an existing iron pin, said point being the northeast corner of Lot 1, C.T. Brown Subdivision as shown in Map Book 1487, Page 541 of said Registry; thence with the northerly line of said Lot 1 N. 00-28-14 W. 42.47 feet to an existing iron pin, said point being the southeast corner of the V.M. Moya-Mendez property as described in Deed Book 3906, Page 18 of said Registry; thence with the easterly line of V.M. Moya-Mendez property N. 01-00-52 E. 72.80 feet to an existing iron pin, said point being the southeast corner of the D.L. Ballard, Jr. property as described in Deed Book 6283, Page 480 of said Registry; thence with the easterly line of D.L. Ballard, Jr. property N. 01-23-58 E. 115.68 feet to an existing iron pin, said point being the southeast corner of the J.G. Lewis, Jr. property as described in Deed Book 7507, Page 482 of said Registry; thence with the easterly line of J.G. Lewis, Jr. property N. 01-03-12 E. 74.95 feet to an existing iron pin in the southerly line of Clayton Properties, Inc. property as described in Deed Book 7327, Page 821 of said Registry; thence with the southerly line of Clayton Properties, Inc. property S. 37-55-29 E. 382.11 feet to an existing iron pin in the westerly line of the Charlotte-Mecklenburg Board of Education property as described in Deed Book 1464, Page 267 of said Registry; thence with the westerly line of the Board of Education property S. 05-02-17 E. 322.81 feet to an existing iron pin, said point being the northwest corner of the J.H. Berry property as described in Deed Book 2313, Page 137 of said Registry and furthermore being the northwest corner of Lot 17, Block 1, Menderson & Stillwell property as shown in Map Book 332, Page 423 of said Registry; thence with the westerly lines of Lots 17, 16, 15 and 14, Block 1 of said Stillwell property S. 04-03-04 W. 109.82 feet to an existing iron pin, said point being the northwest corner of the D.J. Short property as described in Deed Book 2313, Page 137 of said Registry; thence with the westerly line of Lots 13, 12, 11, 10, 9 and 8, Block 1, of the Stillwell subdivision and the westerly lines of Lots D, C, and A, C.C. Boyce Subdivision as shown in Map Book 1580, Page 455 of said Registry S. 04-10-30 W. 470.05 feet to the point and place of BEGINNING. Containing 3.978 acres or 173,283.63 square feet as shown on a map of survey entitled "Survey for Rezoning Saint Episcopal Church" prepared by R.B. Pharr & Associates, P.A. dated December 1, 1993 and last revised January 27, 1994. ( REP File W-1539)

APPROVED BY CITY COUNCIL

DATE May 16, 1994

**CITY ZONE CHANGE**

Petition No. 94-32  
Queens Properties, Inc.

ORDINANCE NO. 3864-Z

**ZONING REGULATIONS**

MAP AMENDMENT NO. \_\_\_\_\_

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

**Section 1.** That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from O-1 to O-3 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. 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 16th day of May, 19 94, the reference having been made in Minute Book 105, at page ~~XXXXXX~~ and recorded in full in Ordinance Book 45, Pages 311-312.

Brenda R. Freeze  
City Clerk

**Petition #:** 94-32

**Petitioner:** Queens Properties, Inc.  
**Hearing Date:** April 18, 1994

**Zoning Classification (Existing):** O-1

**Zoning Classification (Requested):** O-3

**Location:** Approximately 13.422 acres located at the southwest corner of the intersection between Barclay Downs Drive and Fairview Road.



Zoning Map #(s): 135

Scale: 1" = 400'

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

CITY CD

Petition No. 94-35  
Devita Investment Inc.

ORDINANCE NO. 3865-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 approximately 2.4 acres located on the north side of Tom Hunter Road east of US Highway 29 (N. Tryon Street); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-2 to B-D(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

-continued-

**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 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 313-315.

Brenda R. Freeze  
City Clerk

94-35

Beginning at a point in the Northern right of way line of Tom Hunter Road (right of way being 60.00 feet in width), said point being the common corner of D & G Properties (DB 5363, Page 617) and Devita Investment Inc Property (Deed Book 5593, Page 341); running thence along the R/W line of Tom Hunter Road N. 43-50-47 W. 177.12 feet to a point, a corner of Melvin F. Graham Property (Deed Book 5082, Page 548) thence along said Graham Property N. 10-25-40 E. 420.83 feet to a point; thence along a new line S. 81-13-50 E. 254.36 feet to a point, a corner of Dionysios Balatsias Property (Deed Book 3963, Page 633); thence along the Western line of said Balatsias and D & G Properties (Deed Book 5478, Page 338) S. 14-38-29 W. 259.51 feet to a point, corner of D & G Properties and Michael T. Smith (Deed Book 3863, Page 730); thence along said Smith Property S. 13-21-50 W. 102.05 feet to a point, thence continuing along Smith Property S. 84-15-30 E. 12.97 feet to a point, a common corner of Smith and Dimitrios S. Kotrotsios property (Deed Book 5502, Page 846); thence along said Kotrotsios Property S. 01-18-24 W. 9.52 feet to a point, corner of said Kotrotsios and D & G Properties (Deed Book 5363, Page 617); thence along D.& G Properties property N. 85-49-20 W. 125.08 feet to a point; thence continuing along said D & G. Properties S. 01-22-30 W. 150.81 feet to the point and place of beginning. Containing 2.3608 acres (102,836.8180 square feet).

Being known and designated as a portion of Devita Investment Inc. property, recorded in Deed Book 5593, Page 341, Mecklenburg County Registry.

APPROVED BY CITY COUNCIL  
DATE May 16, 1994

CITY CD

Petition No. 94-36  
Velma C. Ratcliffe

ORDINANCE NO. 3866-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 approximately 32.8 acres located on the westerly side of U.S. Highway 29 south of Mallard Creek; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from CC and R-22MF(CD) to B-2(CD) and R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

-continued-

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

APPROVED AS TO FORM:

Harry 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 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 316-320.

Brenda R. Freeze  
City Clerk

**RATCLIFFE PROPERTY DESCRIPTION**

**Proposed B-2 (CD)**

**94-36**

**Beginning at a point on the north side of the U.S. Hwy. 29 right-of-way approximately 1260 feet south of the Mallard Creek bridge and proceeding;**

**N49-51-11W, 427.56;thence  
N20-03-20E, 146.39;thence  
N09-12-59W, 232.50;thence  
N75-21-33W, 308.64;thence  
S33-49-38W, 279.01;thence  
N63-32-15W, 136.00;thence  
N02-27-23E, 277.56;thence  
N39-18-46W, 207.86;thence  
N77-12-13W, 193.58;thence  
N87-58-16W, 183.20;thence  
N58-10-34W, 237.92;thence  
S83-24-59W, 73.60 ;thence  
S61-52-58W, 206.71;thence  
N48-47-05W, 132.33;thence  
N01-34-06W, 28.58 ;thence  
N83-03-50E, 164.04;thence  
N63-01-30E, 226.48;thence  
S84-52-00E, 113.91;thence  
S71-14-10E, 537.24;thence  
S72-09-43E, 826.92;thence  
S26-40-20W, 52.39 ;thence  
N62-56-26E, 32.64 ;thence  
S15-48-54W, 301.71;thence  
S24-05-44W, 209.52;thence  
S24-05-44W, 96.40 ;thence  
S32-38-10E, 134.19;thence  
S32-38-10E, 43.22 ;thence  
S40-10-00W, 175.00, along the U.S. Hwy 29 right-of-way and returning to the point of Beginning.**

**RATCLIFFE PROPERTY DESCRIPTION**

**Proposed R-17MF(CD)**

**94-36**

**Beginning at a point on the north side of the U.S. Hwy. 29 right-of-way approximately 1700 feet south of the Mallard Creek bridge and proceeding:**

**N48-47-05W 2105.31;thence**

**N61-52-58E 206.71;thence**

**N83-24-59E 73.60;thence**

**S58-10-34E 237.92;thence**

**S87-58-16E 183.20;thence**

**S77-12-13E 193.58;thence**

**S39-18-46E 207.86;thence**

**S02-27-23W 277.46;thence**

**S63-32-15E 136.00;thence**

**N33-49-38E 279.01;thence**

**S75-21-33E 308.64;thence**

**S09-12-59E 232.50;thence**

**S20-33-20W 146.39;thence**

**S49-51-11E 427.56;thence**

**S40-10-00W 429.22 along the U.S. Hwy 29 right-of-way and returning to the point of Beginning.**

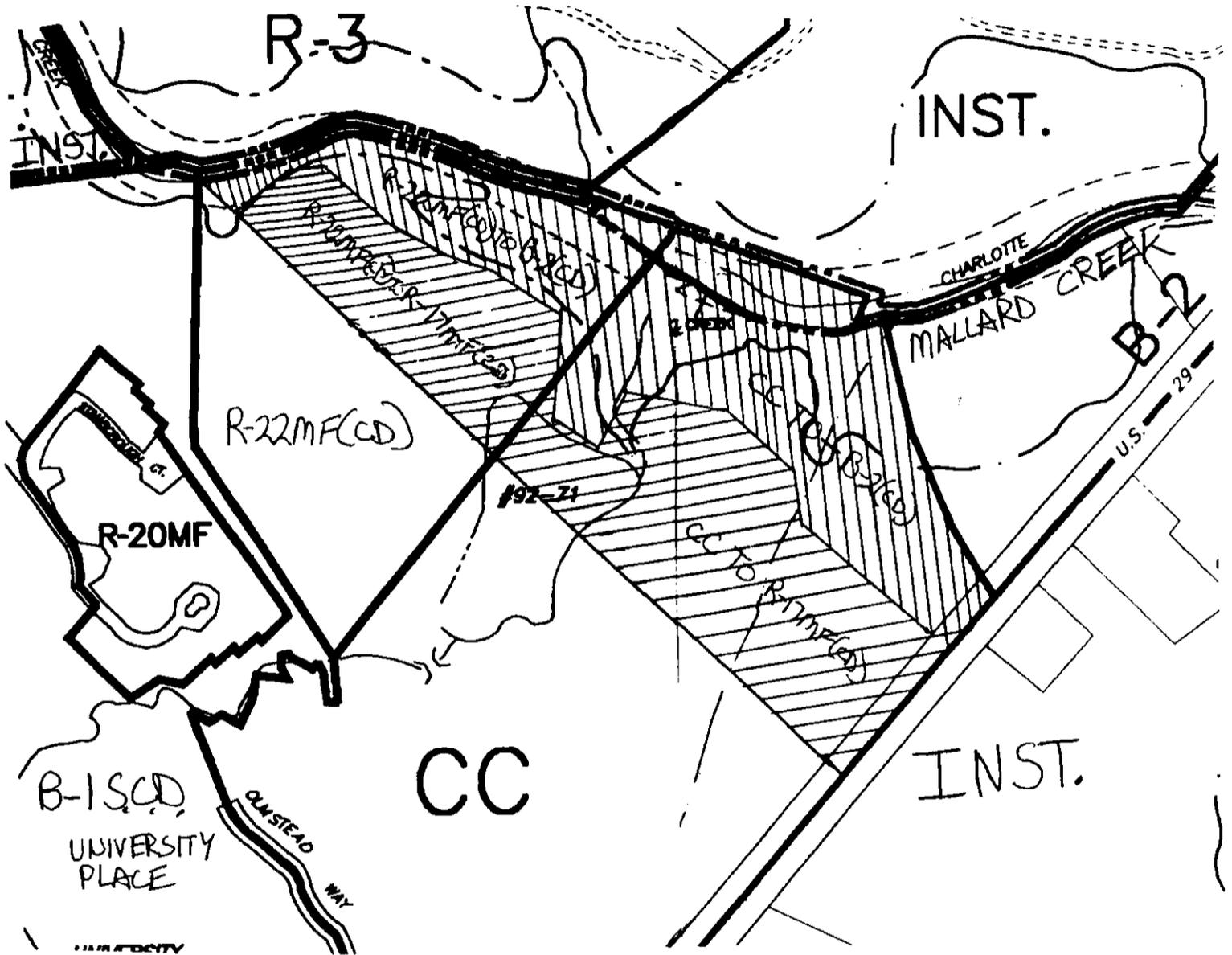
**Petition #:** 94-36

**Petitioner:** Velma C. Ratcliffe  
**Hearing Date:** April 18, 1994

**Zoning Classification (Existing):** CC and R-22MF(CD)

**Zoning Classification (Requested):** B-2(CD) and R-17MF(CD)

**Location:** Approximately 32.8 acres located on the west side of US Highway 29 south of Mallard Creek.



**Zoning Map #(s):** 57,58

**Scale:** 1" = 400'