

APPROVED BY CITY COUNCIL
DATE November 16, 1998

Petition No. 98-54
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 1152 AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

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

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1. Amend CHAPTER 10: OVERLAY DISTRICTS, PART 3: AIRPORT ZONE as follows:
 - (a) By adding a new subpart title, adding the word "height" in the title of Section 10.301, and changing the word "Part" to Subpart" in the first sentence of Section 10.301. As amended, these sections will read thusly:

PART 3: AIRPORT ZONE

SUBPART A: AIRPORT HEIGHT RESTRICTION ZONES

Section 10.301. Airport height zones established; purpose.

The zones and restrictions established in this Subpart are designed to limit the height of structures surrounding Charlotte Douglas International Airport in order to prevent hazards to the lives and property of the users of airports and the occupants of land in its vicinity. For these reasons, the following zones are established, with the boundaries defined below and illustrated in Figure 10.301:

- (b) Amend Section 10.303. Additional use restrictions, by changing the word "part" to "Subpart" in the first sentence.
- (c) Add the following after Section 10.303:

Sections 10.304 - 10.310. Reserved.
- (d) Add a new overlay district after Sections 10.304 - 10.310. Reserved as follows:

SUBPART B: AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT

SECTION 10.311. Airport noise disclosure overlay district established; purpose.

The purpose of the Airport Noise Disclosure Overlay District is to provide mechanisms for the disclosure to residential property owners and prospective residential property owners in the Charlotte/Douglas International Airport environs that the use and enjoyment of property located within the district is subject to over flights and aircraft noise that may be objectionable.

SECTION 10.312. Boundaries of overlay.

The Airport Noise Disclosure Overlay District boundaries shall be established to approximate the location of the 65 DNL contour as indicated on the "Combined 1996 Noise Exposure Map/Noise Compatibility Program Noise Contours" prepared for the Airport taking into consideration natural and man-made boundaries such as ridge lines, streams, creeks, streets, and subdivision and lot lines.

SECTION 10.313. Definitions.

For the purposes of this Subpart, the following words and terms have the meanings specified.

Airport: Charlotte/Douglas International Airport

Airport Noise Disclosure Overlay District Notice: "Noise Warning - This property, either partially or wholly, is zoned Airport Noise Disclosure Overlay District and lies within or near the noise exposure map areas of Charlotte/Douglas International Airport and may be subject to noise that may be objectionable."

DNL: Day/night average sound level, which is the twenty-four hour average sound level in decibels obtained after the addition of ten decibels to the night-time sound level measured from 10:00 p.m. to 7:00 a.m.

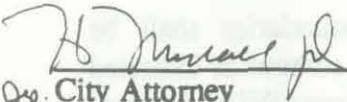
DNL Contour: A line linking together a series of points of equal cumulative noise exposure based on the DNL. Such contours are developed based on aircraft flight patterns, number of daily aircraft operations by type of aircraft and time of day, noise characteristics of each aircraft, and typical runway usage patterns.

SECTION 10.314. Building permit and certificate of occupancy notice.

The Mecklenburg County Engineering and Building Standards Department and Zoning Administrator shall include the Airport Noise Disclosure Overlay District Notice with every building permit and certificate of occupancy issued for residential construction and use located in the Airport Noise Disclosure Overlay District.

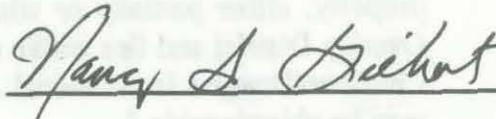
Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:


Sr. City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 82-84.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998



Nancy S. Gilbert, CMC, Deputy City Clerk

APPROVED BY CITY COUNCIL

DATE November 16, 1998

PETITION NO. 98-55SUB

AMENDING CHAPTER 20

ORDINANCE NO. 1153

AN ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF THE CODE OF THE CITY OF CHARLOTTE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

Section 1. Chapter 20, is hereby amended as follows:

Add the following new subsection in proper numerical order to Section 6.600. Final Plat Requirements:

- 8. If the subdivision is wholly or partially located in the Airport Noise Disclosure Overlay District, the following statement shall be inscribed on the plat:

"Noise Warning - This property, either partially or wholly, is zoned Airport Noise Disclosure Overlay District and lies within or near the Noise Exposure Map Areas of Charlotte/Douglas International Airport and may be subject to noise that may be objectionable."

Section 2. This ordinance shall become effective upon adoption.

Approved as to form:

H. Michael
Sr. Asst. City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 19 98, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 85.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 19 98.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk

Person No. 88-86
T. L. On. (Name/Address)
Alison

ORDINANCE NO. 1128-1
CITY CODE CHANGE
APPROVED BY CITY COUNCIL
DATE November 16, 1998

TIMING REGULATIONS

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

Section 1. That section 1.04 of the City of Charlotte Zoning Ordinance is hereby amended by substituting the Amenity Home Occupancy District on the Official Zoning Map, City of Charlotte, N.C. the following (inserted text):

These pages not used

SEE ATTACHED MAP

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

APPROVED AS TO FORM

[Signature]
City Attorney

Section 3. I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the ordinance having been made in Minute Book 112 and recorded in full in Ordinance Book 49, Page(s) 86-87.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of November, 1998.

[Signature]
Nancy S. Gilbert, Deputy City Clerk

ORDINANCE NO. 1154-Z

CITY ZONE CHANGE

Petition No. 98-56
T. J. Orr, Charlotte/Douglas International
Airport

APPROVED BY CITY COUNCIL

DATE November 16, 1998

ZONING REGULATIONS

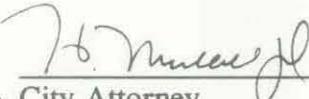
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by establishing the Airport Noise Disclosure Overlay District on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

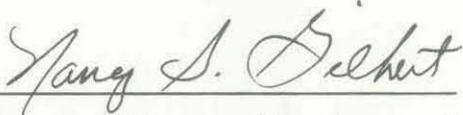
Section 2. That this ordinance shall become effective upon its adoption.

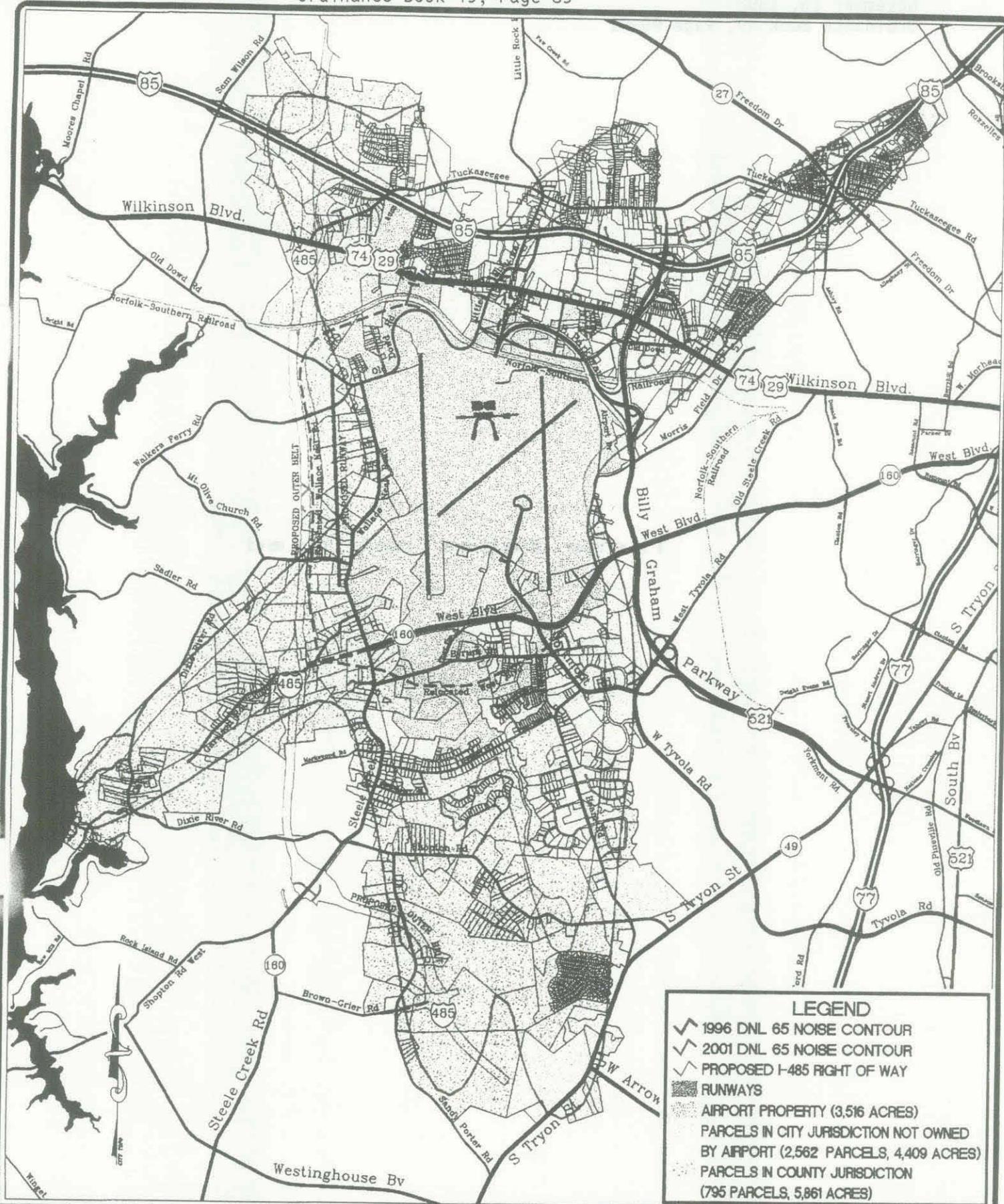
APPROVED AS TO FORM:


City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 88-89.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.


Nancy S. Gilbert, CMC, Deputy City Clerk



LEGEND

- 1996 DNL 65 NOISE CONTOUR
- 2001 DNL 65 NOISE CONTOUR
- PROPOSED I-485 RIGHT OF WAY
- RUNWAYS
- AIRPORT PROPERTY (3,516 ACRES)
- PARCELS IN CITY JURISDICTION NOT OWNED BY AIRPORT (2,562 PARCELS, 4,409 ACRES)
- PARCELS IN COUNTY JURISDICTION (795 PARCELS, 5,861 ACRES)



**PROPOSED AIRPORT NOISE
DISCLOSURE OVERLAY DISTRICT**

FILE NAME: \NOISE OVERLAY DISTRICT\EXHIBIT.DWG SCALE: 1" = 1 Mile

DESIGNED BY	SHT. 1 OF 1
PROJECT ENG.:	
PROJECT NO.:	
DRAWN BY NEA	
CHECKED BY RSA	
DATE ISSUED: 12/31/97	

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LEGEND
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APPROVED REPORT NO. 1000	DATE: 11/16/98
DISCLOSED OVERLAY DISTRICT	BY: [Signature]
CITY OF ALBUQUERQUE	

CITY CD

Petition No.98-60
The Everett Company LLC

ORDINANCE NO. 1155-2

APPROVED BY CITY COUNCIL
DATE *November 16, 1998*

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 acres located on the southeast corner of Woodlawn Road and Fairbluff Place; 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 June 15, 1998; 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 R-8MF(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.

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

-continued-

APPROVED AS TO FORM:

W. Michael J.
Sr. Dep. City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 92-95.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.

Nancy S. Gilbert

Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 98-60
The Everett Company LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Everett Company LLC and successors-in-interest of the property described as tax parcels 171-021-01 through 171-021-03 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map.

The property now has a parallel conditional use district zoning classification of R-8MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

Petition #: 98-60

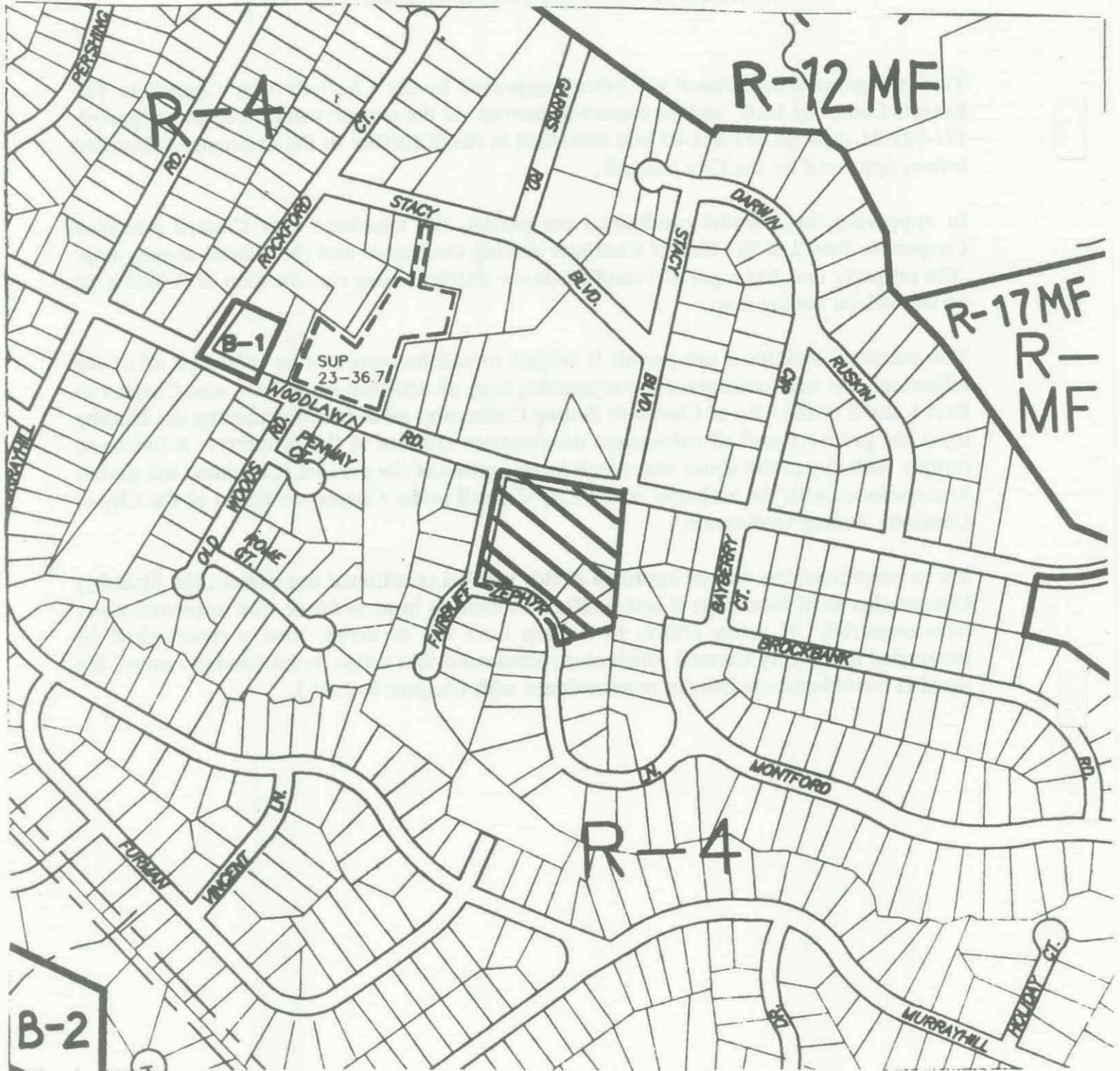
Petitioner: The Everett Company LLC

Hearing Date: June 15, 1998

Zoning Classification (Existing): R-4

Zoning Classification (Requested): R-8MF(CD)

Location: Approximately 3.0 acres located on the southeast corner of Woodlawn Road and Fairbluff Place.



Zoning Map #(s): 126

Scale: 1" = 400'

CITY CD

Petition No.98-93
First Colony Group, Ltd.

ORDINANCE NO. 1156-Z

APPROVED BY CITY COUNCIL

DATE November 16, 1998

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 31 acres located south of Elder Avenue and east of Silabert 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 October 21, 1998; 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 I-1 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

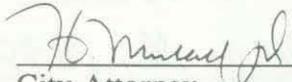
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

Dr. Day  _____
City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 96-99.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.

 _____
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 98-93
First Colony Group, Ltd.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to First Colony Group, Ltd. and successors-in-interest of the property described as tax parcel 161-091-28 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-8MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

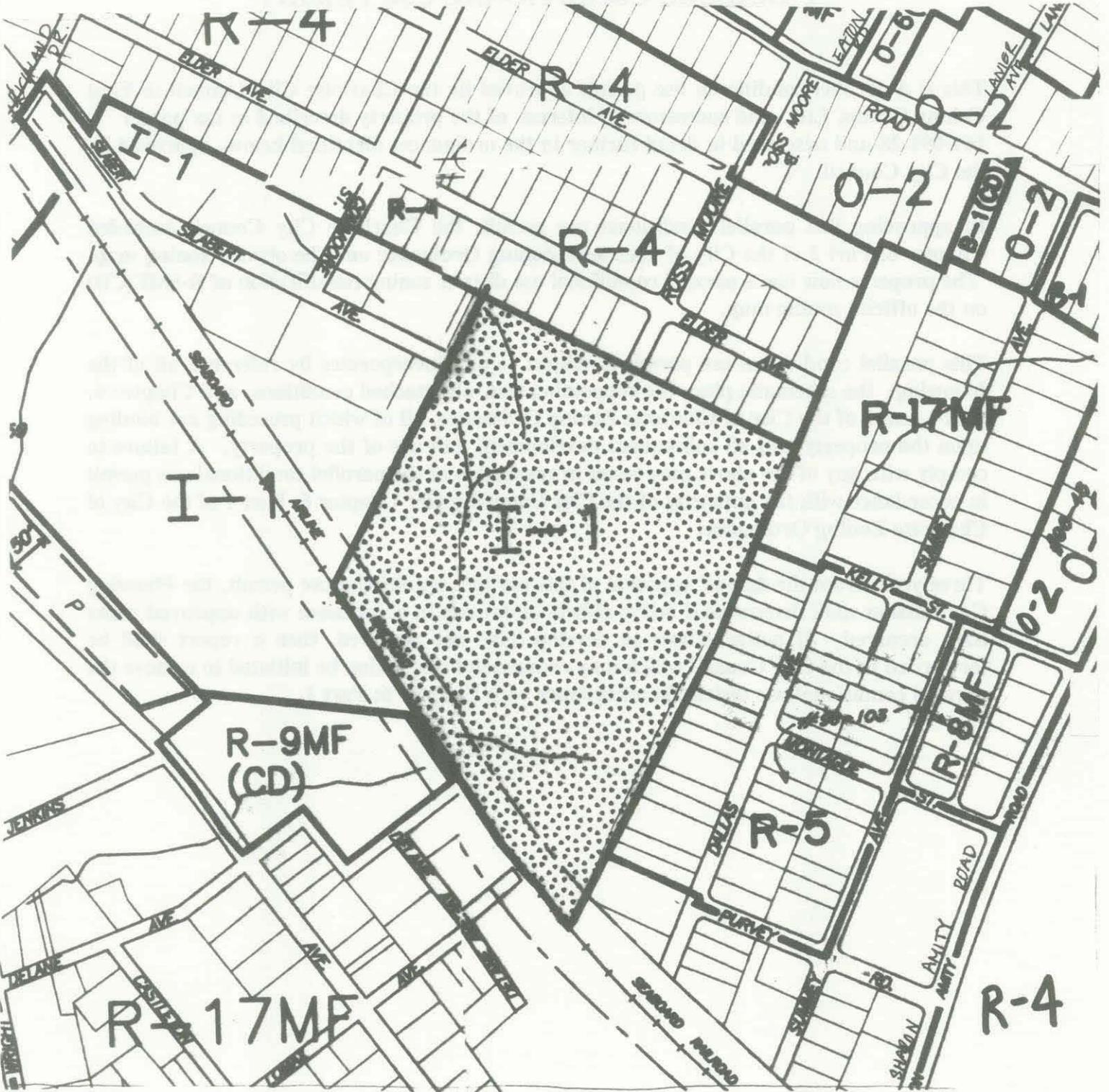
Petitioner: First Colony Group, Ltd.

Hearing Date: October 21, 1998

Classification (Existing): I-1

Zoning Classification (Requested): R-8MF(CD)

Location: Approximately 31 acres located south of Elder Avenue and east of Silabert Avenue.



Zoning Map #(s): 123 & 124 (112, 113)

Scale: 1" = 400'

CITY CD

Petition No.98-96
G. Patrick Hunter, Jr., Brian Speas, &
G. Patrick Hunter, III.

ORDINANCE NO. 1157-Z

APPROVED BY CITY COUNCIL

DATE *November 16, 1998*

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 .88 acres located on the west side of Barclay Downs Road and the south side of Scofield 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 October 21, 1998; 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-3 and O-1 to R-12MF(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.

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

-continued-

APPROVED AS TO FORM:

J. H. Mitchell
City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 100-103.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 98-96
G. Patrick Hunter, Jr., Brian Speas &
G. Patrick Hunter, III.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to G. Patrick Hunter, Jr., Brian Speas, and G. Patrick Hunter, III. and successors-in-interest of the property described as tax parcel 177-062-09 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

Petition #: 98-96

Petitioner: G. Patrick Hunter, Jr., C. Brian Speas, and G. Patrick Hunter, III.

Hearing Date: October 21, 1998

Zoning Classification (Existing): R-3 and O-1

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 0.88 acres located on the west side of Barclay Downs Road and the south side of Scofield Road.



Zoning Map #(s): 135

Scale: 1" = 400'

CITY CD

Petition No.98-98
Grubb Properties, Inc.

ORDINANCE NO. 1158-Z

APPROVED BY CITY COUNCIL
DATE November 16, 1998

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 7.1 acres located on the northeast corner of Randolph Road and Wendover Road.

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 October 21, 1998; 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-3 to R-12MF(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.

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

-continued-

APPROVED AS TO FORM:

Michael J. [Signature]
City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 104-107.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.

Nancy S. Gilbert [Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 98-98
Grubb Properties, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Grubb Properties, Inc. and successors-in-interest of the property described as tax parcels 157-081-05 and a portion of 157-072-41 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

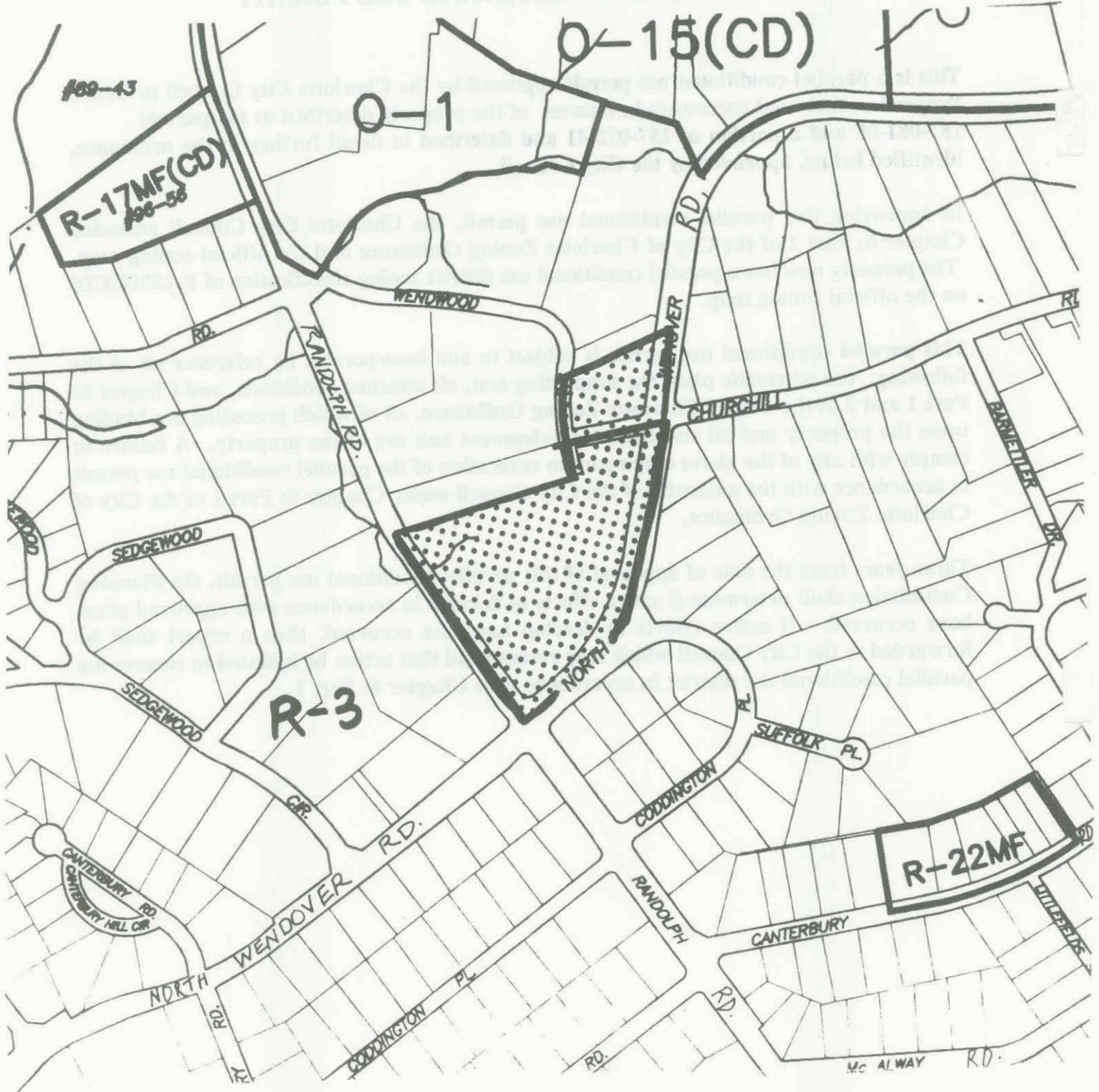
Petitioner: Grubb Properties, Inc.

Hearing Date: October 21, 1998

Classification (Existing): R-3

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 7.1 acres located on the northeast corner of Randolph Road and Wendover Road.



Zoning Map #(s): 124

Scale: 1" = 400'

CITY CD

Petition No.98-99
New Horizon Hospitality, LLC

ORDINANCE NO. 1159-Z

APPROVED BY CITY COUNCIL

DATE November 16, 1998

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 10.7 acres located on the north side of Interstate 85 and west of Sloan Drive.

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 October 21, 1998; 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(CD) 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.

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

-continued-

APPROVED AS TO FORM:

H. M. ...
City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 108-111A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk

SEE ATTACHED

Petition No. 98-99
New Horizon Hospitality, LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to New Horizon Hospitality, LLC and successors-in-interest of the property described as tax parcel 061-241-01 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map.

The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

Petition #: 98-99

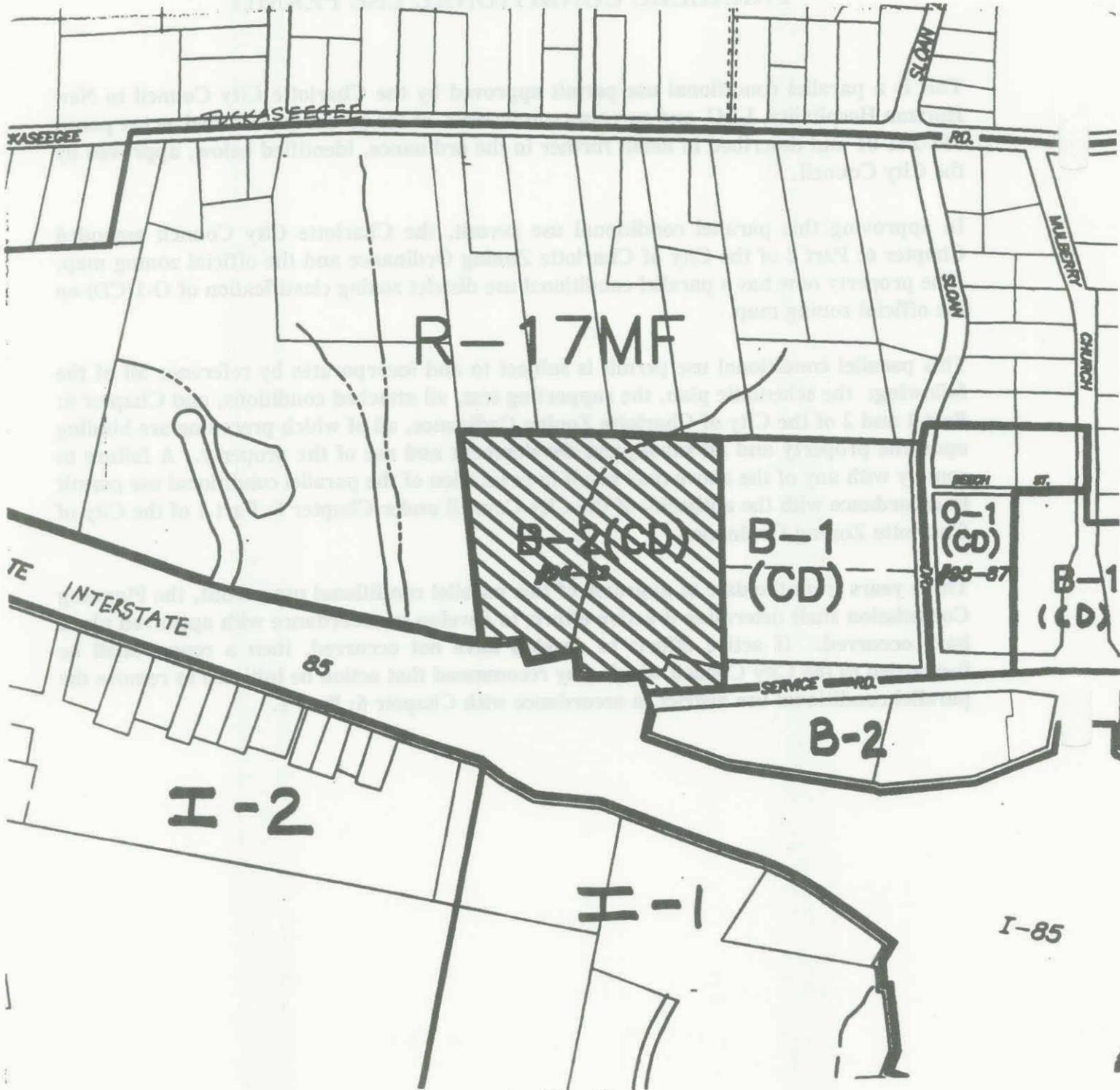
Petitioner: New Horizon Hospitality, LLC

Hearing Date: October 21, 1998

Classification (Existing): B-2(CD)

Zoning Classification (Requested): O-1(CD)

Location: Approximately 10.72 acres located on the north side of Interstate 85 and west of Sloan Drive.



Zoning Map #(s): 86

Scale: 1" = 400'

98-99

BOUNDARY DESCRIPTION
NEW HORIZON HOSPITALITY GROUP

BEGINNING at a point in the northerly right-of-way line of Interstate 85 Service Road (west of Sloan Drive), said point being the southwestery corner of a parcel of land described in Deed Book 4634, page 320, of the Mecklenburg Public Registry and turning thence with said Service Road right-of-way six courses as follows: (1) N. 76-59-58 W. 191.29 feet; (2) S. 12-50-47 W. 51.94 feet; (3) N. 89-07-02 W. 221.87 feet; (4) N. 04-07-57 E. 79.90 feet; (5) S. 82-31-31 W. 145.08 feet; (6) N. 78-18-27 W. 138.81 feet; thence N. 05-00-00 W. 605.64 feet; thence S. 89-59-14 E. 733.83 feet; thence S. 01-03-47 E. 688.05 feet to the point of BEGINNING and containing 10.72 acres.



SEE ATTACHED

CITY CD

Petition No.98-101
City of Charlotte

ORDINANCE NO. 1160-Z

APPROVED BY CITY COUNCIL
DATE *November 16, 1998*

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 150 acres located on the northeast and southeast corners of the interchange of Billy Graham Parkway and West Tyvola Road.

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 October 21, 1998; 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-22MF, B-1, I-1(CD), and I-1(CD) S.P.A. to R-22MF, B-1, I-1(CD), and I-1(CD) S.P.A. on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

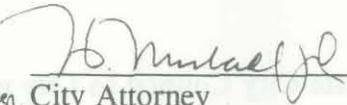
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

annexation. No site plan

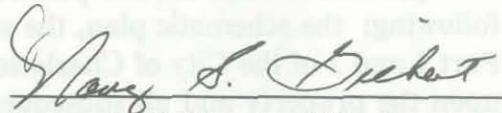
-continued-

APPROVED AS TO FORM:


City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 49, Page(s) 112-115.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of December, 1998.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 98-101
City of Charlotte

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to City of Charlotte and successors-in-interest of the property described as tax parcels 143-041-01, 143-041-03 through 07, 143-041-09 through 12, 143-041-14, 143-041-19 through 21, 143-051 02 through 10, 143-051-12 and 13, 143-061-01 through 03, 143-061-17, 143-071-04 and 143-071-16 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map.

The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

Petition #: 98-101

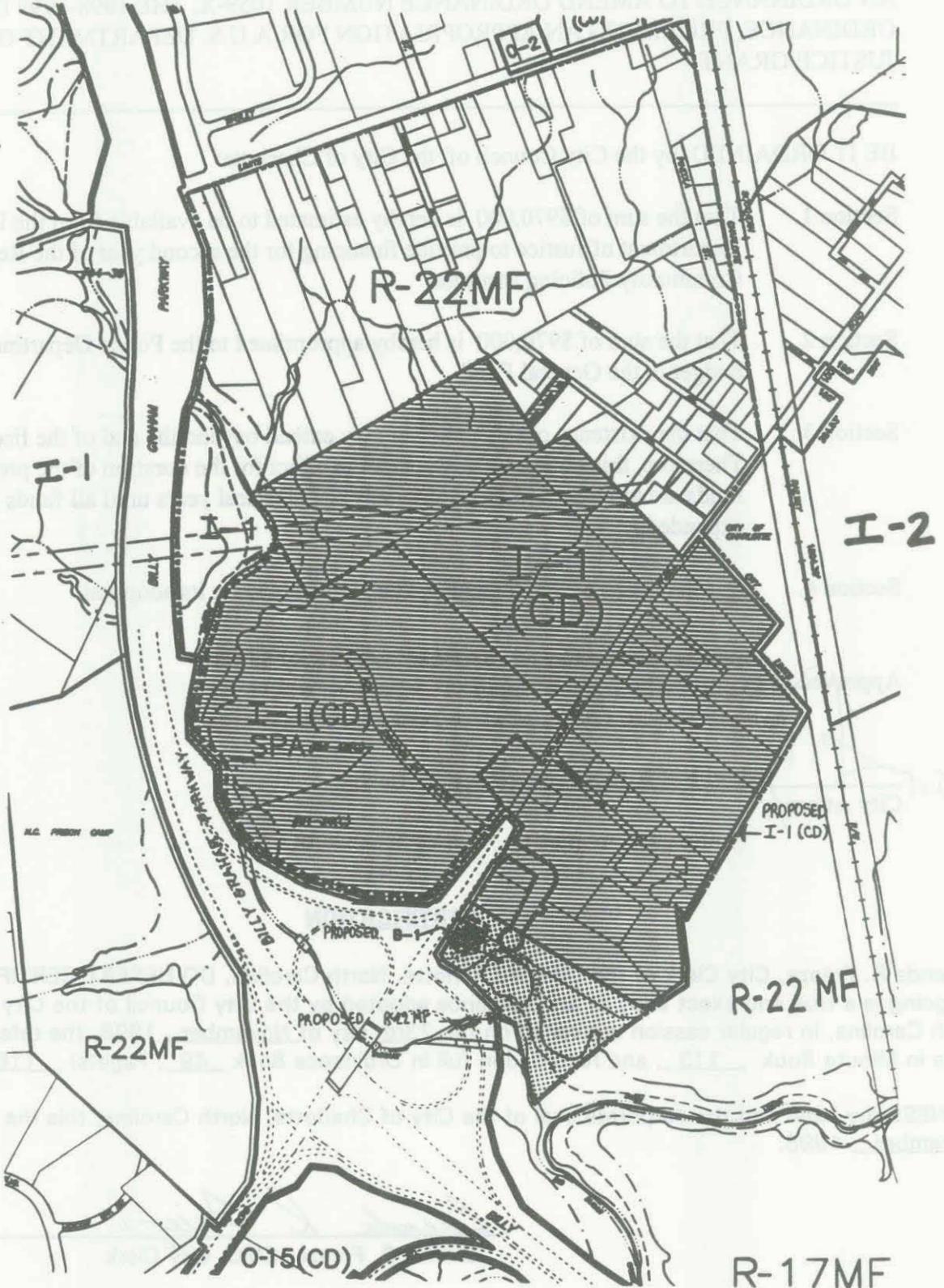
Petitioner: City of Charlotte

Hearing Date: October 21, 1998

Classification (Existing): R-22MF, B-1, I-1(CD), and I-1(CD) S.P.A.

Zoning Classification (Requested): R-22MF, B-1, I-1(CD), and I-1(CD) S.P.A.

Location: Approximately 150 acres located on the northeast and southeast corners of the interchange of Billy Graham Parkway and West Tyvola Road.



Zoning Map #(s): 109

R-17MF
Scale: No Scale