

CITY ZONE CHANGE

Petition No. 91-15
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3247-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-1 and R-9MF to R-9 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 18th day of November, 19 91, the reference having been made in Minute Book 99, at page _____.

Brenda Freeze
Deputy City Clerk

LIMITS

Petition #91-15

2790

FERRY

R-15

R-9MF

I-1

R-9MF to R-9

R-6MF

I-2 (CD)

I-1 to R-9

P.L. COR.

P.L. COR.

AC

 I-1 to R-9

 R-9MF to R-9

20.9 AC

9-2

91-15

Part I (cross hatched above) approved 11/18/91

APPROVED BY CITY COUNCIL

DATE November 18, 1991

APPROVED BY CITY COUNCIL

DATE November 18, 1991

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY ZONE CHANGE

Petition No. 91-24
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3248-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF, I-1, & I-2 to R-6 & 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.

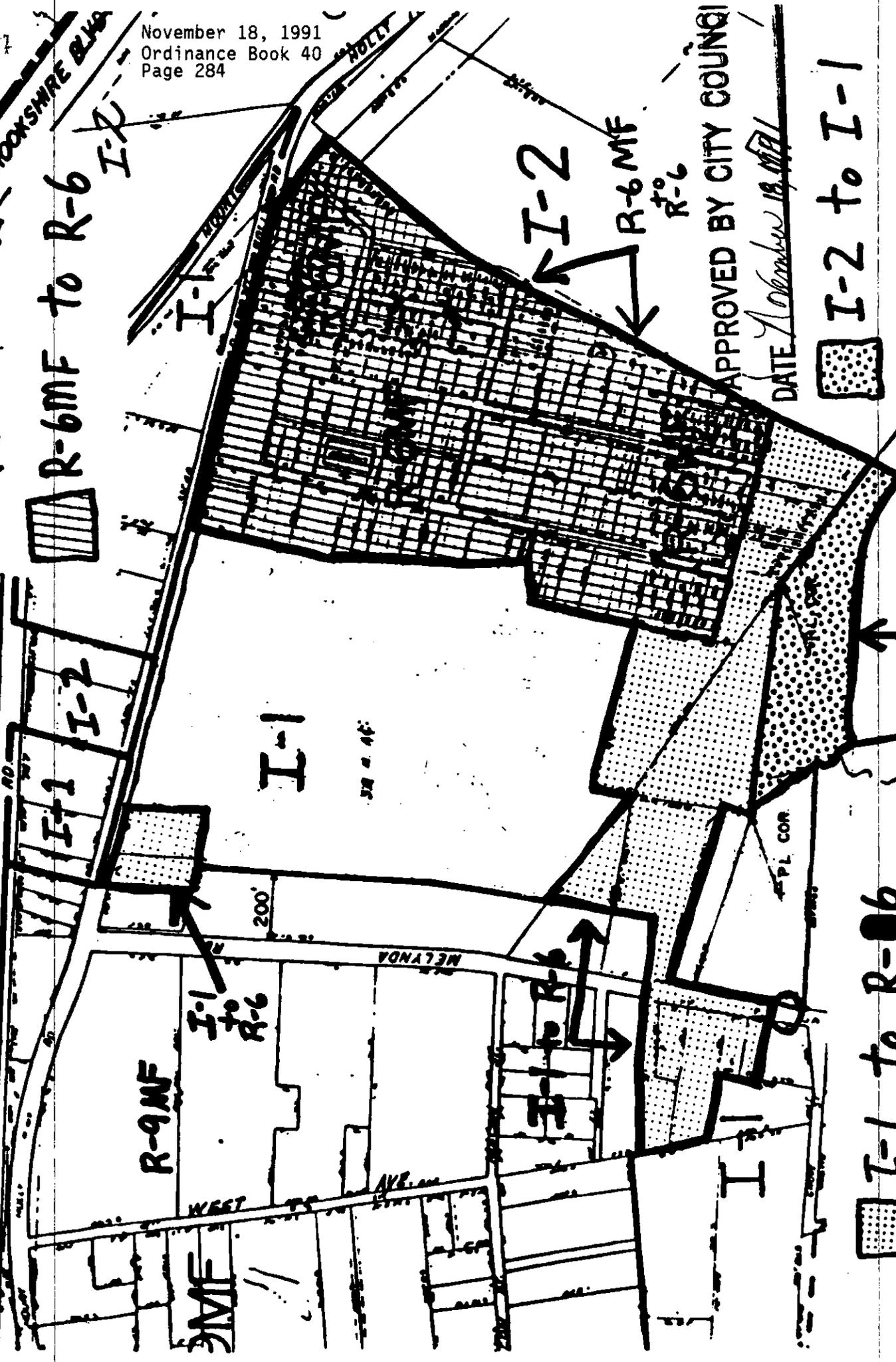
APPROVED AS TO FORM:

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 18th day of November, 19 91, the reference having been made in Minute Book 99, at page _____.

Brenda Freeze
Deputy City Clerk

Petition 91-24
BROOKSHIRE BLVD
R-6MF to R-6 I-2



APPROVED BY CITY COUNCIL

DATE November 18, 1991

I-2 to I-1

I-1 to R-6

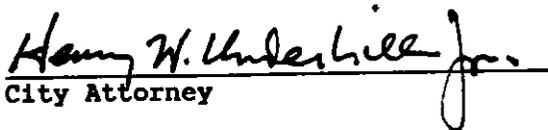
Part I (Cross hatched areas) converted 11/18/91

APPROVED BY CITY COUNCIL
DATE 11/18/91

3138.5. Delivery of goods in association with the wholesale activities of the bakery shall be conducted by employees of the facility; no pickup of wholesale goods by the intended recipient shall be allowed.

Section 2. These amendments shall become effective upon 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 18th day of November, 19 91, the reference having been made in Minute Book 99, and recorded in full in Ordinance Book 40, at page 287-288.

City Clerk

288

APPROVED BY CITY COUNCIL
DATE November 18, 1991

ORDINANCE NO. 3249

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 Section 3063. Uses Under Prescribed Condition, by adding the following new use:

"32. Small scale bakeries, retail, including the manufacture of goods, and wholesale, including manufacture of goods, in accordance with the requirements of Section 3138 (only in B-1)."

2. Amend Section 3100. Special Requirements For Certain Uses, by adding the following new section:

"Section 3138. Small Scale Bakeries Permitting Retail and Wholesale Sales and Manufacture.

3138.1. It is clear that large scale bakeries have industrial and general business characteristics, while smaller bakeries can appropriately carry out retail as well as some wholesale business activities and still maintain a small scale, neighborhood oriented atmosphere. Such small, typically specialty bakery shops are a recent trend and successfully combine retail and wholesale activities. This type of business creates a unique interest when located in a neighborhood shopping center or area and serves as a popular shopping amenity, both directly to the consumer on a retail basis or to other nearby businesses and institutions on a wholesale basis. Such uses, when specially regulated by the requirements listed below, can successfully operate in the B-1 neighborhood district. Therefore, the requirements of this section are designed to permit small scale bakeries in the B-1 neighborhood business district.

3138.2. The total size of the bakery shall be limited to 2,500 square feet, including sales, preparation and manufacture areas.

3138.4. The majority of the total sales of the bakery facility shall be in association with the retail activities of the bakery. The bakery operator shall maintain sales information for review and inspection upon request to ensure that the wholesale activities are secondary to the retail.

DEC 5 1991

OFFICE OF CITY CLERK

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY CD

Petition No. 91-61
Hi-Q Photolith

ORDINANCE NO. 3250-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 21,000 square foot parcel located on the north side of Arty Avenue west of Berryhill Road; 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 September 16, 1991; 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 B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEING all of Lots 8 and 9 in Block 6 of the Charlotte Investment Company Property as shown on a map thereof recorded in the Mecklenburg Public Registry in Map Book 332, at Page 208, to which map reference is hereby made for a more particular description.

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 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 288-289.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY ZONE CHANGE

Petition No. 91-63
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3252-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from O-6, B-2, & B-1(CD) 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 18th day of November, 19 91, the reference having been made in Minute Book 99, at page _____.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY ZONE CHANGE

Petition No. 91-62
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3251-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-2 and O-6 to UR-2 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 18th day of November, 19 91, the reference having been made in Minute Book 99, at page _____.

Brenda R. Freeze
City Clerk

NOT USE

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY CD

Petition No. 91-64
Hickory Grove Baptist
Church

ORDINANCE NO. 3253-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 27.2 acres located on the west side of Harris Boulevard south of Trysting Place and extending westward to Johnette Drive; 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 in part 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 October 21, 1991; 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 R-I on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

APPROVED BY CITY COUNCIL

November 18, 1991
Ordinance Book 40, Page 293

DATE *November 18, 1991*

91-622
CMPC

I-3

 Approved UR-2
 Approved UR-C

U-MUD

UR-2

UR-C

B-2

UR-C

B-2

B-1

B-1(c)
and 8-6 to
UR-C

O-6

MECK. CO. COURT HOUSE

UR-C

B-2

O-6

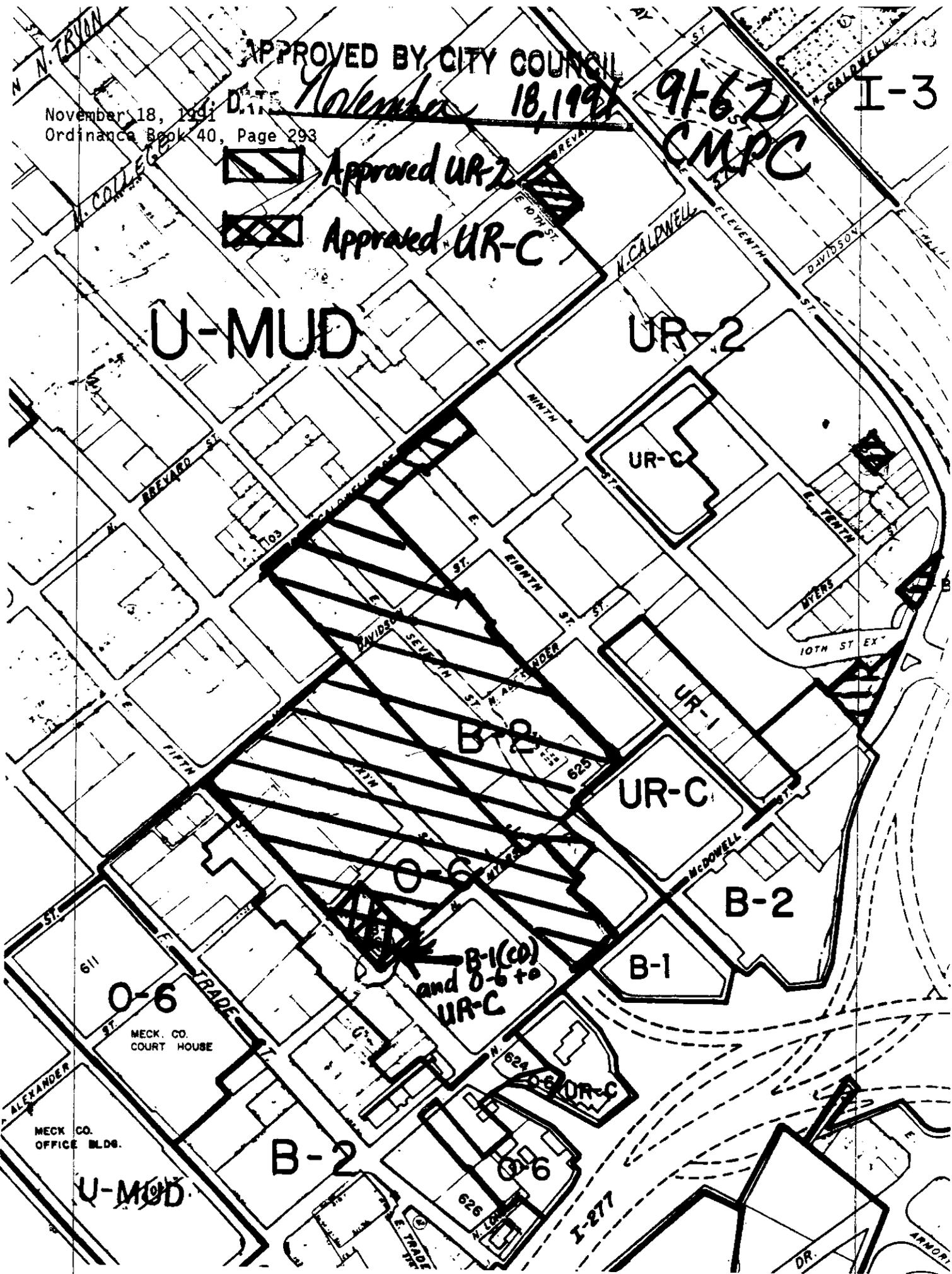
U-MOD

626

I-277

DR.

ANNO.

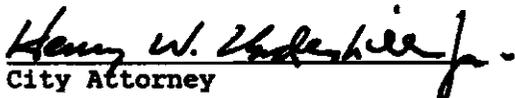


BEGINNING at a point in the westerly right-of-way line of East Harris Boulevard (formerly Delta Road) said point being the northeasterly corner of a parcel of land described in Deed Book 6447, Pages 360-362 of the Mecklenburg Public Registry and running thence with said right-of-way four (4) courses as follows: (1) S.26-07-53E. 140.86 feet; (2) S.21-15-14E. 142.52 feet; (3) with the arc of a circular curve to the right having a radius of 924.929 feet an arc distance of 12.02 feet; (4) S.10-46-38E. 65.45 feet; thence N.88-48-21W. 386.99 feet; thence S.02-58-55E. 176.94 feet; thence S.89-09-49E. 416.94 feet to a point in the westerly right-of-way line of East Harris Boulevard; thence with said right-of-way two (2) courses as follows: (1) S.11-00-29E. 28.49 feet; (2) with the arc of a circular curve to the right having a radius of 924.929 feet an arc distance of 261.76 feet; thence S.80-58-29W. 327.28 feet; thence S.59-50-18W. 221.25 feet; thence N.24-41-24W. 76.12 feet; thence S.79-41-26W. 321.56 feet; thence S.79-55-38W. 239.43 feet; thence S.09-06-51E. 163.91 feet; thence S.66-19-14W. 292.05 feet; thence N.19-55-56W. 236.45 feet; thence S.79-52-04W. 300.00 feet; thence N.35-30-10W. 94.61 feet to a point in the right-of-way of Johnnette Drive; thence N.11-39-00E. 187.67 feet; thence N.76-15-07E. 866.72 feet; thence N.05-29-13W. 318.27 feet; thence N.06-47-39W. 107.24 feet; thence N.05-50-32W. 420.49 feet; thence S.79-56-21W. 528.51 feet; thence S.10-06-10E. 201.07 feet; thence N.79-59-08E. 255.98 feet to the point of BEGINNING and containing 27.237 acres.

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

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 293-294.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL

DATE November 18, 1991

CITY R-20MF

Petition No. 91-66
Gibson & Associates

ORDINANCE NO. 3254-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 6.65 acres located off the westerly side of Oakdale Road north of Pleasant Grove Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3211 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 3202.1 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 October 21, 1991; 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 3211.5:

- .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 and adverse impacts.
- .5 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-9MF to R-20MF

(Innovative) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

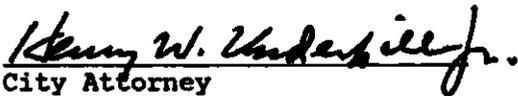
Lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

Being the 5.99 acre tract of land shown on plats recorded in Map Book 23, Pages 168 and 169 and the 0.66-acre tract of land labeled Parcel B and shown on plat recorded in Map Book 23, Page 337, all in the Mecklenburg County, North Carolina, Public Registry.

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 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 295-296.

Brenda Freeze
Deputy City Clerk

CITY CD

Petition No. 91-67
Charlotte Douglas
International Airport

ORDINANCE NO. 3255-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 134.94 acres located along both sides of Byrum Drive, west of Coffey Creek; 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 October 21, 1991; 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 and R-15 to I-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at an iron pin on the northerly right-of-way of Byrum Drive (S.R. #1255) said iron pin being the southeasterly corner of the property conveyed to Thomas S. Autry in Deed Book 5378 at Page 567 in the Register of Deeds Office for Mecklenburg County, N.C., said iron pin also being located S.74-47-20W. 964.47 feet along said northerly right-of-way of Byrum Drive from the easterly right-of-way of Pinellas Drive; thence from said point of beginning and running along the easterly line of said Thomas S. Autry property N.14-07-11W. 275.87 feet to a point on Joseph D. Brown's southeasterly line; thence with 4 of said Brown's lines as follows, N.46-45-49E. 238.02 feet to a point, (2) N.26-49-49E. 197.85 feet to a point, (3) N.29-11-00E. 264.97 feet to a point, (4) N.04-55-59E. 265.58 feet to a point the northeasterly corner of the Joseph O. Brown property and the southwesterly corner of the City of Charlotte, N.C, properties; thence along the following 6 courses and distances of said City of Charlotte, N.C. properties, (1) S.85-54-00E. 814.40 feet to a point, (2) N.53-04-03E. 859.51 feet to a point, (3) N.48-19-10W. 150.11 feet to a point, (4) N.63-30-10E. 462.25 feet to a point, (5) S.30-20-40E. 227.50 feet to a point, (6) N.08-20-40E. 363.00 feet to a point on the southerly right-of-way of Paul Brown Boulevard (N.C. Hwy. 160) thence along said southerly right-of-way N.80-50-15E. 297.35 feet to a point; thence a new line S.72-15-13E. 240.08 feet to a point on the northerly right-of-way of Piney Top Drive (S.R. #1180); thence continuing S.72-15-13E. 69.78 feet to a point in the centerline of said Piney Top Drive; thence with said Centerline and with the arc of a circular curve to the left, having a radius of 1135.63 feet and an arc length of 614.75 feet, and tended by a chord bearing of S.47-41-10W. a distance of 607.24 feet; thence continuing (1) S.23-48-46W. 331.62 feet to a point, (2) S.18-51W. 200.54 feet to a point, (3) S.16-36-00W., 327.90 feet to a point; thence a new line (1) N.87-35-00E. 266.82 feet to a point, (2) N.88-29-50E. 263.66 feet to a point; thence a new line S.23-03-04W. 30.22 feet to a point on the southerly right-of-way of said Byrum Drive; thence along said southerly right-of-way 6 courses and distances as follows; (1) N.89-55-55E. 42.31 feet to a point, (2) S.89-09-55E. 39.65 feet to a point (3) S.89-20-10E. 200.04 feet to a point, (4) S.89-09-10E., 127.42 feet to a point, (5) thence with the arc of a circular curve to the left, having a radius of 1175.06 feet and an arc length of 275.27 feet and being tended by a chord bearing of N.84-07-25E. a distance of 274.63 feet to a point (6) N.77-24-45E. 375.39 to a point, the northwesterly corner of George D. Brooks, Jr. property (now or formerly); thence along said Brooks lines S.09-56-00E. 106.66 feet to a point; thence S.67-43-10W. 226.56 feet to a point; thence S.20-18-50E. 256.27 feet to a point; thence N.69-05-30E. 368.22 feet to a point; the northwesterly corner of Robert M. McLear property (now or formerly); thence with the westerly lines of Robert M. McLear and Connie Stockton 3 courses and distances, (1) S.12-14-12E. 308.93 feet to a point, (2) S.12-10-45E. 861.33 feet to a point, (3) S.12-24-12E. 190.55 feet to a point, the northeast corner of Roy J. Stillwell (now or formerly); thence with said Stillwell's northerly line N.88-46-00W. 482.60 feet to a point in a branch;

thence with the center of said branch and with said Stillwell's southwesterly property lines, 8 courses and distances as follows; (1) S.68-42-50W. 87.73 feet, (2) S.56-32-06W. 73.97 feet, (3) S.08-20-05E. 115.27 feet, (4) S.46-41-15E. 88.19 feet, (5) S.22-31-20E. 67.90 feet, (6) S.31-15-20E. 74.34 feet, (7) S.36-51-05W. 43.90 feet, (8) S.19-59-05E. 140.10 feet to a point, the northeasterly corner of the property conveyed to the City of Charlotte, N.C. by deed recorded in Book 4895 at Page 197; thence along said City of Charlotte's northerly property lines S.52-28-20W. 135.00 feet, thence S.41-58-43W. 607.16 feet to a point; thence N.19-43-00W. 854.29 feet to a point; thence continuing N.19-43-00W. 237.29 feet to a point; thence N.54-21-00W. 980.15 feet to a point; thence N.12-30-40W. 199.87 feet to a point; thence S.81-16-50W. 475.08 feet to a point; thence N.8-42-07W. 502.44 feet to a point in the centerline of the right-of-way of said Byrum Drive; thence S.74-23-50W. 570.86 feet to a point; thence S.74-43-05W. 32.45 feet to a point; thence S.74-47-20W. 793.87 feet to a point; thence N.02-24-11E. 32.19 feet to a point; thence S.74-47-20W. 177.92 feet to a point and place of BEGINNING.

Containing 134.94 acres more or less and being the perimeter of portions of properties conveyed to the City of Charlotte, N.C. only.

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 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 297-299.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY CD

Petition No. 91-68
Robert & Lorene Hawkins

ORDINANCE NO. 3256-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 .52 acres located on the westerly side of Thrift Road (Freedom Drive), south of Moores Chapel Road; 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 October 21, 1991; 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:

All that certain parcel of land situate, lying and being in Mecklenburg County, North Carolina, more particularly described and defined as follows:

BEGINNING at a point in the centerline of Freedom Drive (formerly Thrift Road), said point being also the beginning point in that certain Deed between W. M. Wingate and wife, Jennie Wingate and R. G. Hawkins and wife, Lorene Wingate Hawkins, recorded in Book 1000, at Page 599 of the Mecklenburg County Public Registry and running thence N.59-00-00E. 175.10 feet to a point; thence N.70-58-00W. 146.14 feet to a point in the property line of W. F. Pittman (now or formerly); thence N.61-52-33E., 239.27 feet to a point in the right-of-way of Freedom Drive (formerly Thrift Road); thence N.59-00-00E. 30.00 feet to a point in the centerline of Freedom Drive (formerly Thrift Road) and running thence approximately with the centerline of Freedom Drive (formerly Thrift Road) S.31-00-00E. 100 feet to a point, the point and place 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:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 300-301.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY CD

Petition No. 91-70
Charlotte Eye, Ear, Nose &
Throat Association

ORDINANCE NO. 3257-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 1.90 acres located on the southeasterly side of Lillington Avenue at Amherst Place; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on October 21, 1991; 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-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the easterly right-of-way line of Amherst Place said point being the northwesterly corner of a parcel of land as described in Deed Book 5266, Page 247 of the Mecklenburg Public Registry and running thence with said right-of-way line of Amherst Place seven (7) courses as follows: (1) N.31-25-10W. 2.85 feet; (2) N.29-40-00W. 50.07 feet; (3) N.30-38-15W. 49.70 feet; (4) N.32-03-05W. 50.21 feet; (5) N.32.17-40W. 49.95 feet; (6) N.33-31-25W. 40.69 feet; (7) with the arc of a circular curve to the right having a radius of 10.00 feet an arc distance of 12.33 feet to a point in the northeasterly right-of-way line of Lillington Avenue; thence with said right-of-way two (2) courses as follows: (1) N.45-53-25E. 250.24 feet; (2) N.45-52-45E. 149.86 feet; thence S.56-16-55E. 119.14 feet; thence S.31-14-08W. 197.87 feet; thence S.31-12-55W. 66.12 feet; thence S.31-13-25W. 65.95 feet; thence S.31-28-00E. 48.00 feet; thence S.46-35-50W. 157.92 feet to the point of BEGINNING and containing 1.90 acres.

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

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 302-303.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL

DATE November 18, 1991

ORDINANCE NO. 3258-Z

CITY ZONE CHANGE

Petition No. 91-71
Fun City Inc.

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

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

BEGINNING at a point in the northerly right-of-way line of Interstate 85 Service Road (east of Beatties Ford Road) said point being the southwest corner of a tract of land described in Deed Book 5695, Page 222 of the Mecklenburg Public Registry and running N.63-16-00E. 129.30 feet; thence N.26-30-00W. 16.60 feet; thence N.00-08-35W. 158.84 feet to a point in the southerly right-of-way line of Wilson Avenue; thence with said right-of-way line S.89-32-51E. 535.08 feet; thence S.10-08-54E. 287.82 feet to a point in the right-of-way line of Interstate 85 Service Road; thence with said right-of-way line and with a circular curve to the right having a radius of 1248.08 feet an arc distance of 275.26 feet; thence N.01-01-19W. 143.79 feet; thence N.89-39-30W. 97.75 feet; thence S.00-14-22W. 133.62 feet to a point in the northerly right-of-way line of Interstate 85 Service Road; thence with said right-of-way line three (3) courses as follows:
(1) N.83-42-48W. 65.57 feet; (2) N.83-38-26W. 222.80 feet;
(3) N.26-30-00W. 50.00 feet to the BEGINNING and containing 3.659 acres.

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 18th day of November, 1991, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page(s) 304.

Brenda Freeze
Deputy City Clerk

APPROVED BY CITY COUNCIL
DATE November 18, 1991

CITY CD

Petition No. 91-74
Charlotte York Rite Board
of Trustees

ORDINANCE NO. 3259-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 1.68 acres located on the westerly side of Castleton Road north of Sharon Amity Road; 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 October 21, 1991; 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 R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the westerly edge of the North Sharon Amity Road right-of-way and the northwesterly corner of the Dora Allen Craig property, now or formerly, (tax parcel 157-203-10), running thence N.37-05-28W. 470.00 feet, thence N.47-51-34E. 125.04 feet, thence N.47-25-28E. 99.83 feet, thence S.37-11-13E. 208.88 feet, thence S.47-39-31W. 99.23 feet, thence S.37-09-32E. 280.20 feet, thence S.47-51-34W. 125.04 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:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 305-306.

Brenda Freeze
Deputy City Clerk

