

APPROVED BY CITY COUNCIL
October 15, 1990

Petition No. 90-36
Petitioner: Crosland-Erwin Associates

ORDINANCE NO. 3033

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 City of Charlotte is hereby amended as follows:

1. Amend Section 2002. by adding the following new paragraph 2002.36:

2002.36. Shopping centers (defined as a group of at least three (3) commercial or retail establishments having unified design of parking areas available to all customers of the center, vehicular access locations and loading areas and containing at least fifty (50,000) square feet of building area).	X	1 space per 250 square feet of gross floor area.
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Section 2. That this ordinance shall become effective upon 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 15th day of October, 19 90, the reference having been made in Minute Book 97, and recorded in full in Ordinance Book 39, at page 230.

Pat Sharkey, City Clerk

APPROVED BY CITY COUNCIL
DATE 10/15/90

CITY CD

Petition No. 86-104
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3034-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a .40 acre site on the southeastern corner of the intersection of Beatties Ford Road and Saint Paul Street, changing from B-1 to B-1(CD); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on November 17, 1986; and

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

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

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

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

SEE ATTACHED MAP

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

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the day of October 15, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 231-232A.

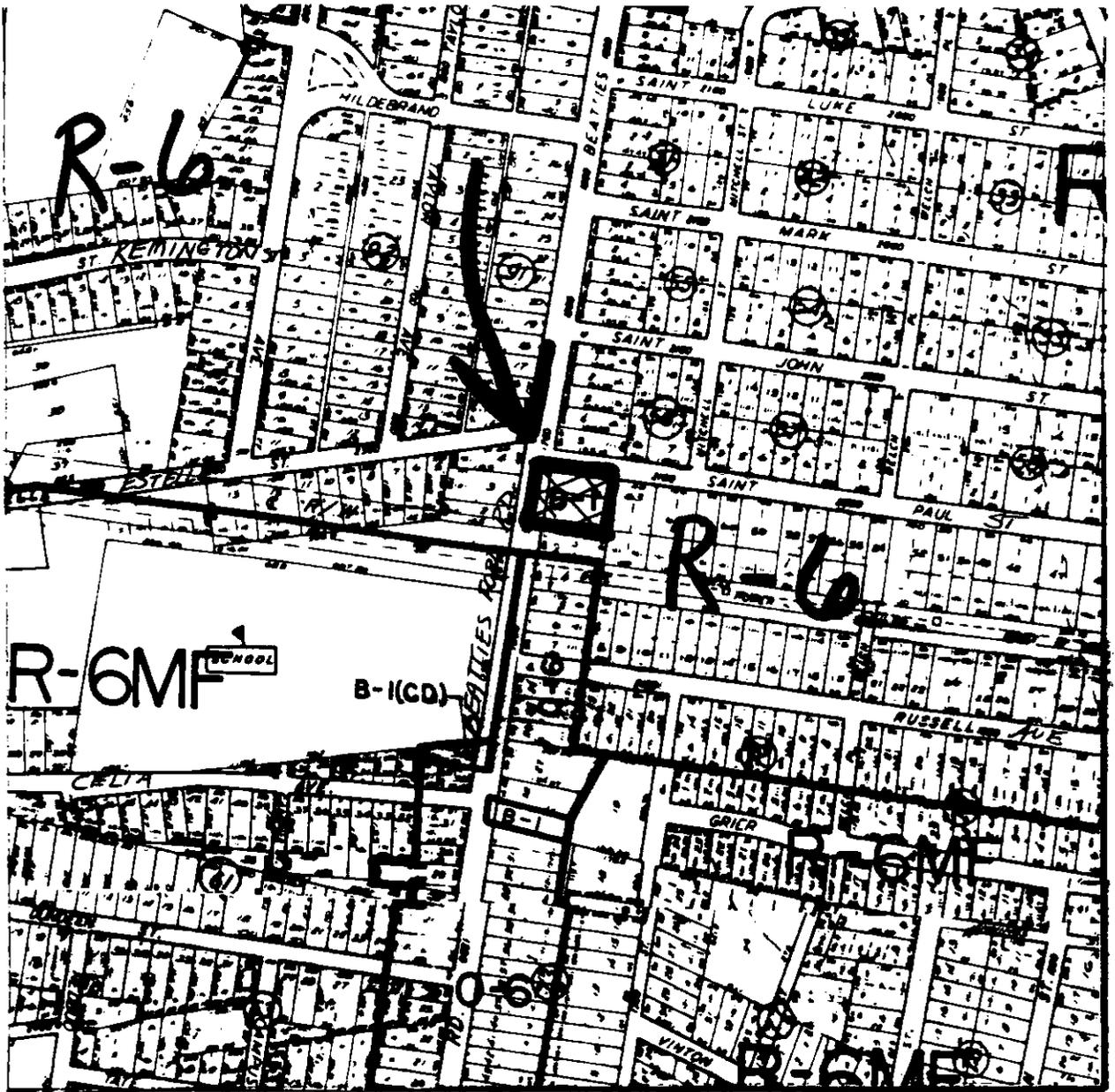
Pat Sharkey
City Clerk

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-104 HEARING DATE 11/17/86

ZONING CLASSIFICATION, EXISTING B-1 REQUESTED ~~B-6~~ (APPROVED B-1(C))

LOCATION A .40 acre site on the southeastern corner of the intersection
of Beatties Ford Road and Saint Paul Street



ZONING MAP NO. 79

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



Petition No.: 90-65
Petitioner: Building Standards Department
October 15, 1990
Ordinance Book 39, Page 233

APPROVED BY CITY COUNCIL
DATE October 15, 1990

ORDINANCE NO. 3035

AMENDING APPENDIX A-ZONING

AN ORDINANCE AMENDING THE ZONING ORDINANCE, APPENDIX A-ZONING,
OF THE CODE OF THE CITY OF CHARLOTTE.

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

Section 1. Appendix A-Zoning § 1206.2 is deleted in
its entirety and in lieu thereof it shall read:

"§ 1206.2. Reserved.

Section 2. This ordinance shall become effective upon
adoption.

Approved as to form:

David M. Smith

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North
Carolina, in regular session convened on the 15th day of October, 1990, the reference having
been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page(s) 233.

Pat Sharkey,
City Clerk

APPROVED BY CITY COUNCIL
DATE 10/15/90

CITY CD

Petition No. 90-69
Frank J. Geddings

ORDINANCE NO. 3037-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of .354 acres located on the southeast corner of Park Road and Reece Road, changing from B-1 to B-2(CD); and

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

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

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

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

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

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

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the easterly right-of-way line of Park Road and the southerly right-of-way of Reece Road and running thence with said right-of-way line of Reece Road, S.69-02-00E. 221.72 feet; thence S.20-49-00W. 88.79 feet; thence N.58-57-00W. 210.37 feet to a point in the easterly right-of-way of Park Road; thence with said right-of-way N.05-01-00E. 54.07 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 15th day of October, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 236-237.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL
DATE 10/15/90CITY CDPetition No. 90-70
Laurel Free Will Baptist
ChurchORDINANCE NO. 3038-ZA RESOLUTION AMENDING THE CITY CODE WITH RESPECT TO THE ZONING
ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 1.28 acres located on the west side of Elgywood Lane south of Arrowhead Drive, changing from R-9 to R-9MF(CD); and

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

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

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 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-9 to R-9MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

STARTING at a point of reference in the centerline of Elgywood Lane, a sixty (60) foot public right-of-way, said point being located approximately 950 feet north of the centerline intersections of Austin Drive and Elgywood Lane, and running;

thence N.84-57-05W. a distance of 30.00 feet to a property corner in the western right-of-way margin of Elgywood Lane and being the point of beginning at the southeast corner of a 1.283 acre tract;

thence proceeding from the point of beginning, N.84-57-05W. a distance of 224.02 feet along a common line between lots 34 and 33 to a common rear corner between lots 34 and 33;

thence proceeding clockwise, N.05-02-00E. a distance of 265.29 to a property corner in the common rear lines of lots 31 and 312 (as recorded in Map Book 14, Page 275, Mecklenburg County Registry);

thence proceeding clockwise S.05-05-43W. a distance of 310.40 feet to the POINT OF BEGINNING;

containing approximately 1.283 acres and further described as a portion of lots 31, 32, 33 and an adjacent parcel as shown on an unrecorded map prepared by R. B. Pharr Associates, dated June 28th, 1990.

Deed of Reference: Deed Book 3869, Page 155, Mecklenburg County Registry, Charlotte, N.C.

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 15th day of October, 19 90, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page 238-239.

Pat Sharkey
City Clerk

CITY CD

Petition No. 90-72
Mecklenburg County

ORDINANCE NO. 3039-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 1.49 acres located on the north side of Billingsley Road east of Randolph Road, changing from R-6MF & O-15 to O-15(CD); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on September 15, 1990; and

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

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

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF and O-15 to O-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a new iron set on the northern R/W of Billingsley Road (60' R/W) said iron on the line of the Archer Wohlbruck property as recorded in Deed Book 6061, Page 671 in the Mecklenburg County Registry, said iron also marking the southwest corner of the property herein described; thence N.06-18-00W. 404.15 feet to an old iron; thence N.55-27-00E. 85.00 feet to an iron, said iron also marking the northeast corner of Tract 1 as shown in Deed Book 1166, Page 473 in the Mecklenburg County Registry; thence N.79-14-55E. 49.42 feet to a P.K. nail; thence with a circular curvature to the right, being subject to a radius of 20.00 feet, having an arc length of 21.65 feet to a P.K. nail, (chorded by S.41-45-48E. 20.61 feet); thence S.10-45-05E. 399.40 feet to a P.K. nail; thence with a circular curvature to the right, being subject to a radius of 20.00 feet, having an arc length of 31.39 feet to an iron set on the northern R/W of Billingsley Road, (chorded by S.34-13-00W. 28.27 feet); thence S.79-11-04W. 149.20 feet to the point of beginning.

Containing 65085 square feet or 1.494 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 day of October 15, 19 90, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 240-241.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

DATE

10/15/90

CITY CDPetition No. 90-73
General Commerce CenterORDINANCE NO. 3040-ZA RESOLUTION AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of 43.8 acres located on the westerly side of Orr Road south of Old Concord Road, changing from I-1 & R-9 to I-1(CD) & I-2(CD); and

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

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

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 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 I-1 & R-9 to I-1(CD) & I-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

GENERAL COMMERCE CENTER - RE ZONING PETITION NO. 90-73

LEGAL DESCRIPTION

I-2(CD)

BEGINNING AT A POINT located in the centerline of the right-of-way line for Southern Railroad (200 foot right-of-way) and the western right-of-way line of Orr Road; thence from said beginning point S.28-53-18E. 63.815 feet to a point; thence S.30-25-13E. 232.576 feet to a point; thence with the arc of a circular curve to the right having a radius of 30 feet, an arc distance of 39.253 feet, a chord bearing and distance of S.07-03-50W. 36.512 feet to a point located on the northern right-of-way line of General Commerce Drive (60 foot right-of-way); thence with the northern right-of-way line of the General Commerce Drive S.44-32-52W. 259.453 feet to a point; thence with the arc of a circular curve to the right having a radius of 360 feet, an arc distance of 179.699 feet, to a point; thence continuing with the northern right-of-way line S.73-08-52W. 1075 feet to a point; thence with the arc of a circular curve to the right with a radius of 345 feet, an arc distance of 120.428 feet, a chord bearing and distance of S.83-08-52W. 119.817 feet to a point; thence N.86-51-08W. 165.147 feet to a point; thence with the arc of a circular curve to the right having a radius of 30 feet, an arc distance of 36.929 feet, a chord bearing and distance of N.51-35-16W. 34.641 feet to a point; thence with the arc of a circular curve to the left having a radius of 60 feet, an arc distance of 262.353 feet, a chord bearing and distance of S.38-24-44W. 97.980 feet to a point; thence with the southern right-of-way line of General Commerce Drive S.86-51-08E. 250 feet to a point; thence with the arc of a circular curve to the left having a radius of 405 feet, an arc distance of 141.372 feet, a chord bearing and distance of N.83-08-52E. 140.655 feet to a point; thence with the arc of a circular curve to the right having a radius of 30 feet, an arc distance of 47.124 feet, a chord bearing and distance of S.61-51-08E. 42.426 feet to a point located on the western right-of-way of Industrial Center Circle; thence continuing with the right-of-way line of Industrial Center Circle S.16-51-08E. 160 feet to a point; thence with the arc of a circular curve to the right having a radius of 280 feet, an arc distance of 20.00 feet, a chord bearing and distance of S.18-53-55E. 19.996 feet to a point; thence with the arc of a circular curve to the left having a radius of 30 feet, an arc distance of 41.281 feet, a chord bearing and distance of S.18-28-31W. 38.100 feet to a point located on the northern right-of-way line of General Industrial Road (60 foot right-of-way); thence continuing with the northern right-of-way line of General Industrial Road with the arc of a circular curve to the right having a radius of 750 feet, an arc distance of 301.069 feet, a chord bearing and distance of S.69-23-43W. 299.052 feet to a point; thence continuing with the northern right-of-way line of General Industrial Road S.80-53-43W. 422.865 feet to a point; thence with the arc of a circular curve to the left having

a radius of 280 feet, an arc distance of 157.946 feet, a chord bearing and distance of S.64-44-07W. 155.860 feet to a point in the northeastern property line of Marshall Lee Herrin, et al. property as previously referenced in Deed Book 1209, Page 103; thence N.41-25-30W 712.642 feet to a point; located in the centerline of the Southern Railroad right-of-way line; thence with the said centerline of Southern Railroad right-of-way with the arc of a circular curve to the right having a radius of 5896 feet, an arc distance of 525.730 feet, a chord bearing and distance of N.63-31-21E. 525.555 feet to a point; thence continuing with said right-of-way line with the arc of a circular curve to the right having a radius of 5320.00 feet, an arc distance of 656.541 feet, a chord bearing and distance of N.69-36-45E. 656.124 feet to a point; thence N.73-08-52E. 1408.294 feet to the point and place of beginning containing 32.81803 acres more or less.

GENERAL COMMERCE CENTER - RE-ZONING PETITION NO.90-73

LEGAL DESCRIPTION

I-1(CD)

BEGINNING at an existing iron pin located in the northwestern corner of Lot 1 of Bridlewood subdivision, as recorded in Map Book 15, Page 369 in the Mecklenburg County Public Registry, and southwest corner of Lot 6 of Orr Industrial Park, as recorded in Map Book 21, Page 631 in the Mecklenburg County Public Registry; thence from said beginning point S.82-24-24W. 1339.263 feet to an existing iron pin located in the northwestern corner of Lot 5 of Bridlewood subdivision as recorded in Map Book 23, Page 41 in the aforesaid registry; thence N.24-41-38E. 42.420 feet to a concrete marker located in the northeastern most corner of the property of the City of Charlotte as recorded in Deed Book 4380, Page 796 of the aforesaid registry; thence continuing with the City of Charlotte line S.82-24-24W. 951.247 feet to a concrete marker; thence S.07-36-57E. 188.408 feet to a point; thence S.44-44-36W. 981.980 feet to an existing iron pin located in the common corners of the property of Kluts Land & Development Co., Inc. as recorded in Deed Book 5015, Page 297, and property of the City of Charlotte as recorded in Deed Books 4380, Page 796 and 4380, Page 901 of the aforesaid registry; thence with the Kluts Line E.58-03-09W. 318.130 feet to an existing stone monument located in the eastern corner of property of Marshall Lee Herrin et al. as previously referenced by Deed Book 1209, Page 103 of the aforesaid registry; thence with the Herrin line N.41-25-30W. 224.900 feet to a point in the southern right-of-way of General Industrial Road (60 foot right-of-way); thence with the southern right-of-way line of General Industrial Road with the arc of a circular curve to the right having a radius of 220 feet, an arc distance of 124.101 feet, a chord bearing and distance of N.64-44-06E. 122.462 feet to a point; thence N.80-53-43E. 422.865 feet to a point; thence with the arc of a circular curve to the left having a radius of 810 feet, an arc distance of 325.155 feet, a chord bearing and distance of N.69-23-43E. 322.976 feet to a point; thence with the

arc of a circular curve to the right having a radius of 30 feet, an arc distance of 41.281 feet, a chord bearing and distance of S.82-41-05E. 38.100 feet to a point located in the southern right-of-way line of Industrial Center Circle (60 foot right-of-way); thence continuing with the southern right-of-way line of Industrial Center Circle with the arc of a circular curve to the left having a radius of 280 feet, an arc distance of 265,500 feet, a chord bearing and distance of S.70-25-44E. 255.665 feet to a point; thence N.82-24-24E. 320.00 feet to a point; thence with the arc of a circular curve to the right having a radius of 1175.00 feet, an arc distance of 398.190 feet, a chord bearing and distance of S.87-53-06E. 396.287 feet to a point; thence continuing with the southern right-of-way line of Industrial Center Circle S.78-10-36E. 115.002 feet to a point; thence with the arc of a circular curve to the left having a radius of 280 feet, an arc distance of 407.078 feet, a chord bearing and distance of N.60-10-25E. 372.162 feet to a point; thence S.71-28-34E. 112.303 feet to a point; thence N.82-24-24E. 295.781 feet to a point; thence S.15-58-08E. 169.360 feet to the point and place of beginning containing 11.22675 acres more or less.

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 15th day of October, 19 90, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page 242-243B.

Pat Sharkey
City Clerk

244

APPROVED BY CITY COUNCIL
DATE 10/15/90

CITY B-1SCD

Petition No. 90-74
CK Land Development Inc.

ORDINANCE NO. 3041-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 29.17 acres located on the southeast corner of North Tryon Street & Sugar Creek Road, changing from I-2 to B-1SCD; and

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

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

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

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

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

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

TRYON MALL

BEGINNING at an iron pin on the southerly margin of the right-of-way of North Tryon Street (100 foot right-of-way width), said point being the northeast corner of the Park-In-Shop, Inc. property as described in Deed Book 3374, Page 412 of the Mecklenburg County Registry and furthermore being located approximately 590 feet east of the intersection of the southerly margin of North Tryon Street and the easterly margin of Sugar Creek Road East to the BEGINNING and runs thence with the southerly margin of North Tryon Street N.85-27-00W. 703.47 feet to an iron pin, said point being the northwesterly corner of the Western Auto Supply Company as described in Deed Book 4777, Page 912 of said Registry, thence with the westerly line of Western Auto, HCB Associates, (Deed Book 5422, Page 300), C. and T. Leasing (Deed Book 5030, Page 776), R. D. Collins et al (Deed Book 4826, Page 406) and Champion Map Corporation (Deed Book 4284, Page 192) S.04-17-42W., 1676.48 feet to an iron pin on the northerly line of H. P. Dorton as described in Deed Book 2654, Page 243 of said Registry; thence with the H. P. Dorton Line in three (3) courses and distances as follows: 1) N.47-57-26W., 227.38 feet to an iron pin; 2) N.75-56-55W., 201.44 feet to an iron pin; 3) S.88-32-20W., 220.80 feet to an iron pin on the easterly margin of the right-of-way of Sugar Creek Road East (80 foot right-of-way width); thence with the easterly margin of Sugar Creek Road East N.25-32-40W., 847.57 feet to an iron pin, said point being the southwest corner of the Binaco International of N.Y. Inc. property as described in Deed Book 4944, Page 671 of said Registry; thence with the Binaco International line in two courses and distances as follows: 1) N.64-27-48E. 276.66 feet to an iron pin; 2) N.25-32-40W. 215.00 feet to an iron pin said point being the northeast corner of the Two Hundred Fifteen, Inc. property as described in Deed Book 3143, Page 33 of said Registry; thence with the northerly line of Two Hundred Fifteen property S.64-27-48W., 265.58 feet to an iron pin on the easterly margin of Sugar Creek Road East; thence with the easterly margin of Sugar Creek Road East in a northeasterly direction with the arc of a circular curve to the right having a radius of 827.60, an arc length of 87.55 feet to an iron pin, said point being the southwesterly corner of the Park-In-Shop property; thence with the southerly line of Park-In-Shop property in seven (7) courses and distances as follows: 1) N.53-52-41E., 82.25 feet to an iron pin; 2) N.68-49-01E., 160.73 feet to an iron pin; 3) N.64-44-21E., 63.17 feet to an iron pin; 4) N.59-22-21E., 129.70 feet to an iron pin; 5) N.55-43-21E., 68.20 feet to an iron pin; 6) N.47-39-31E., 24.01 feet to an iron pin; 7) N.04-32-41E., 229.86 feet to the point and place of BEGINNING. Containing 29.17 acres or

1,270,868.43 square feet as shown on map prepared by R.B. Pharr & Associates, P.A. dated May 16, 1990. (File No. W-1226).

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.

DO NOT
USE

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 15th day
of October, 19 91, the reference having been made in Minute
Book 97, and is recorded in full in Ordinance Book
39, at page 244-245A.

Pat Sharkey
City Clerk