

FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2006 NOV 29 03:39 PM  
BK: 21424 PG: 84-88 FEE: \$0.00  
INSTRUMENT # 2006247722  
  
2006247722

ORDINANCE 3394-X

Ordinance – White Oak Plantation

**Ordinance designating as a Historic Landmark a property known as the “White Oak Plantation” (listed under Tax Parcel Numbers 11136293 and 11136292 as of August 1, 2006, and including all buildings and the parcels of land listed under Tax Parcel Numbers 11136293 and 11136292 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2006). The property is owned by James and Patricia Munro and is located along Hood Road in Mecklenburg County, North Carolina.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, on the question of designating a

property known as the White Oak Plantation as a historic landmark; and

Return to:

Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

Ordinance – White Oak Plantation

WHEREAS, this property was historically associated with the plantation and currently contributes greatly to the rural setting of the White Oak Plantation; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the White Oak Plantation possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the White Oak Plantation is owned by James and Patricia Munro.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “White Oak Plantation” (listed under Tax Parcel Numbers 11136293 and 11136292 as of August 1, 2006, and including all buildings and the parcels of land listed under Tax Parcel Numbers 11136293 and 11136292 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2006) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated along Hood Road in Mecklenburg County, North Carolina. Features of the property are more completely described in the *Survey and Research Report on White Oak (1976)*.

2. That said designated historic landmark may be materially altered or restored only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark

Ordinance – White Oak Plantation

is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

4. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

5. That the owners of the historic landmark known as the White Oak Plantation be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards

Ordinance – White Oak Plantation

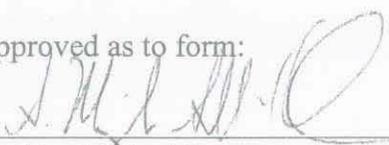
Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

\_\_\_\_\_  
Clerk to City Council

Approved as to form:

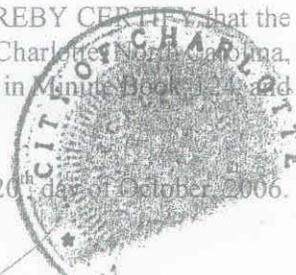
  
\_\_\_\_\_  
Assistant City Attorney

#### CERTIFICATION

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 54 and recorded in full in Ordinance Book 54, Page(s) 501-504.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20<sup>th</sup> day of October, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk





JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

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Filed For Registration: 11/29/2006 03:39 PM

Book: RE 21424 Page: 84-88

Document No.: 2006247722

ORD 5 PGS

Recorder: LYVANH PHETSARATH



2006247722

APPROVED BY  
CITY COUNCIL.

OCT 18 2006

Petition No. 2006-45

Petitioner: George Sheild, trevi Partners, LLC

**ORDINANCE NO. 3395-Z**

**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. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-1(CD) and R-3 to CC.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 505-506.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

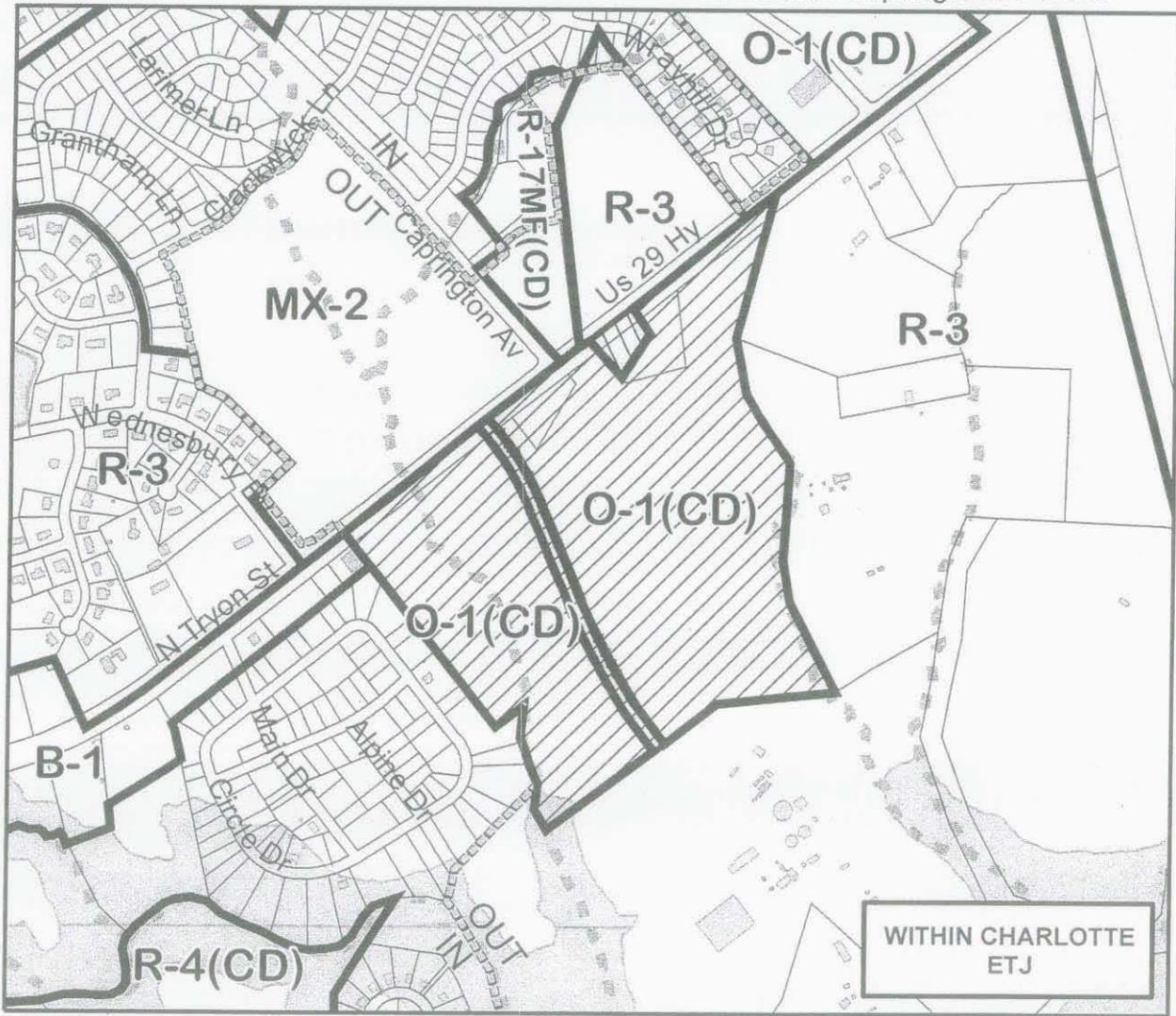
Petition #: **2006-045**

Petitioner: George Sheild, Trevi Partners, LLC

Zoning Classification (Existing): O-1(CD) and R-3  
(Office, Conditional) and (Single-Family Residential, up to 3 dwelling units per acre)

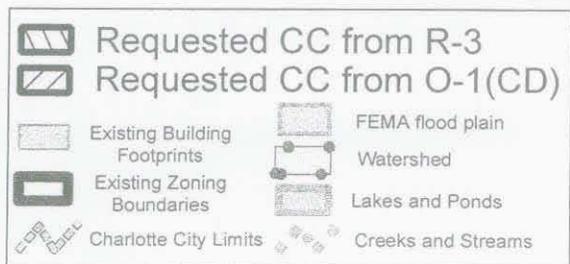
Zoning Classification (Requested): CC  
(Commercial Center, Conditional)

Acres & Location : Approximately 68.9 acres located on the east side of US Highway 29 near the intersection of US 29 and Caprington Avenue.



Zoning Map #(s) **54,55**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-24-2006



Petition No. 2006-57  
Petitioner: Mecklenburg County Real Estate Service

APPROVED BY  
CITY COUNCIL.  
OCT 18 2006

**ORDINANCE NO. 3396-Z**

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

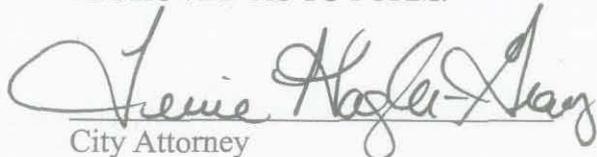
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 to O-1(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

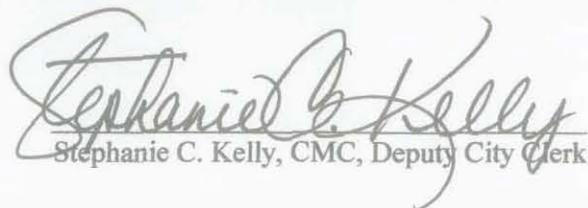
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 507-508.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: 2006-057

Petitioner: Mecklenburg County Real Estate Service

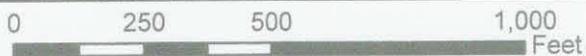
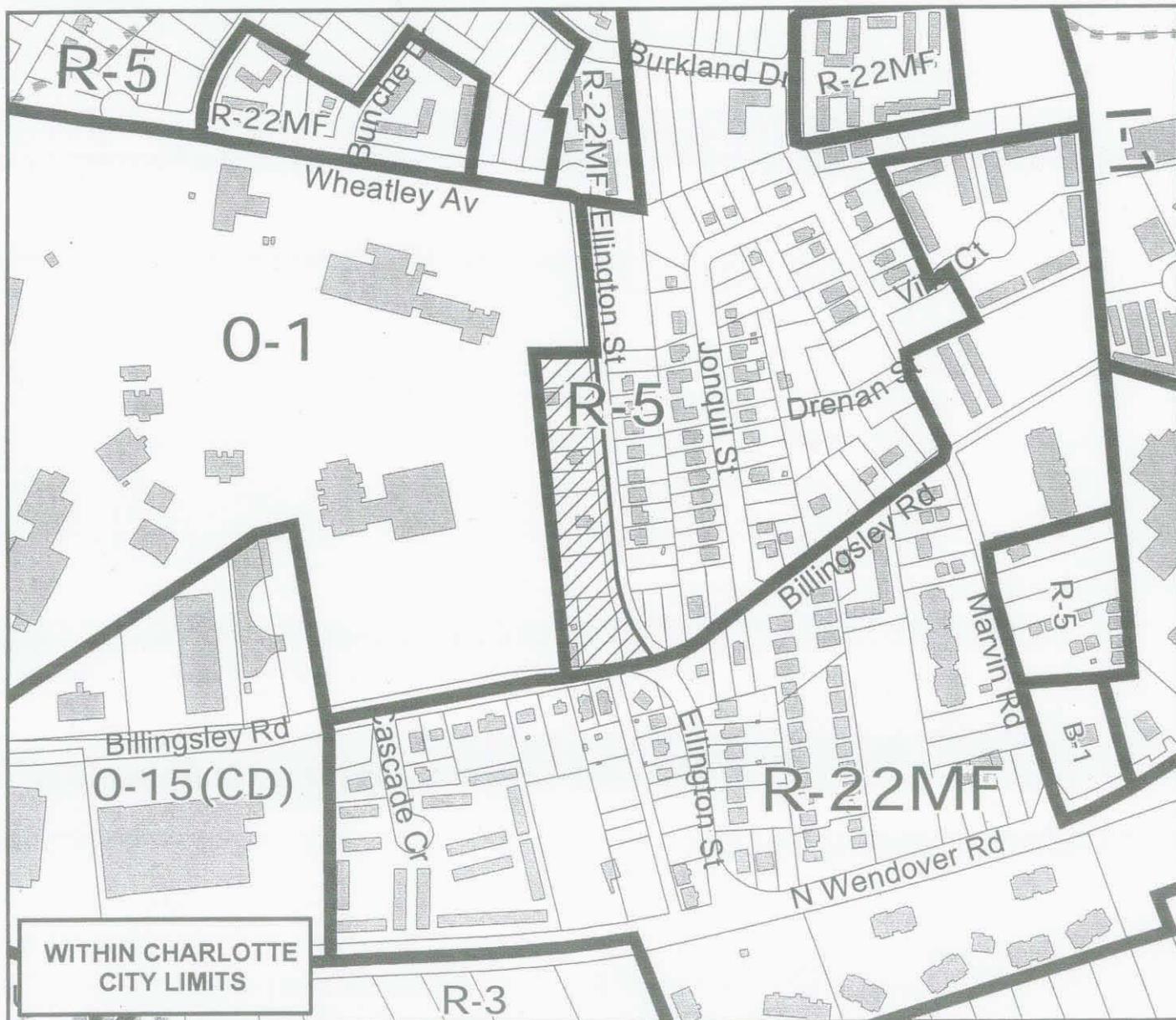
Zoning Classification (Existing): R-5

(Single-family Residential, up to 5 dwelling units per acre)

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

(Office, Conditional)

Acreeage & Location : Approximately 2.165 acres located north of Billingsley Rd and west of Ellington St.



Zoning Map #(s) 112

Map Produced by the Charlotte-Mecklenburg Planning Commission 01-25-2006



	Requested O-1(CD) from R-5		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2006-97  
Petitioner: Center City Controlled Storage, LLC

APPROVED BY  
CITY COUNCIL  
OCT 18 2006

**ORDINANCE NO. 3397-Z**

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

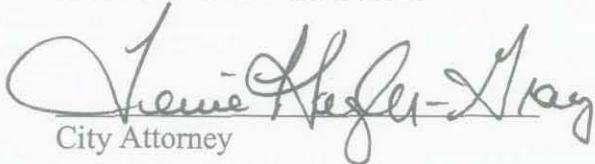
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 to MUDD(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

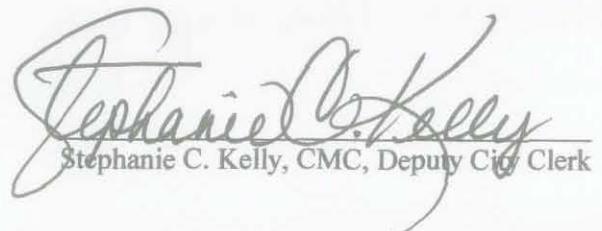
APPROVED AS TO FORM:

  
Valerie Hoyle-Gray  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 509-510.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

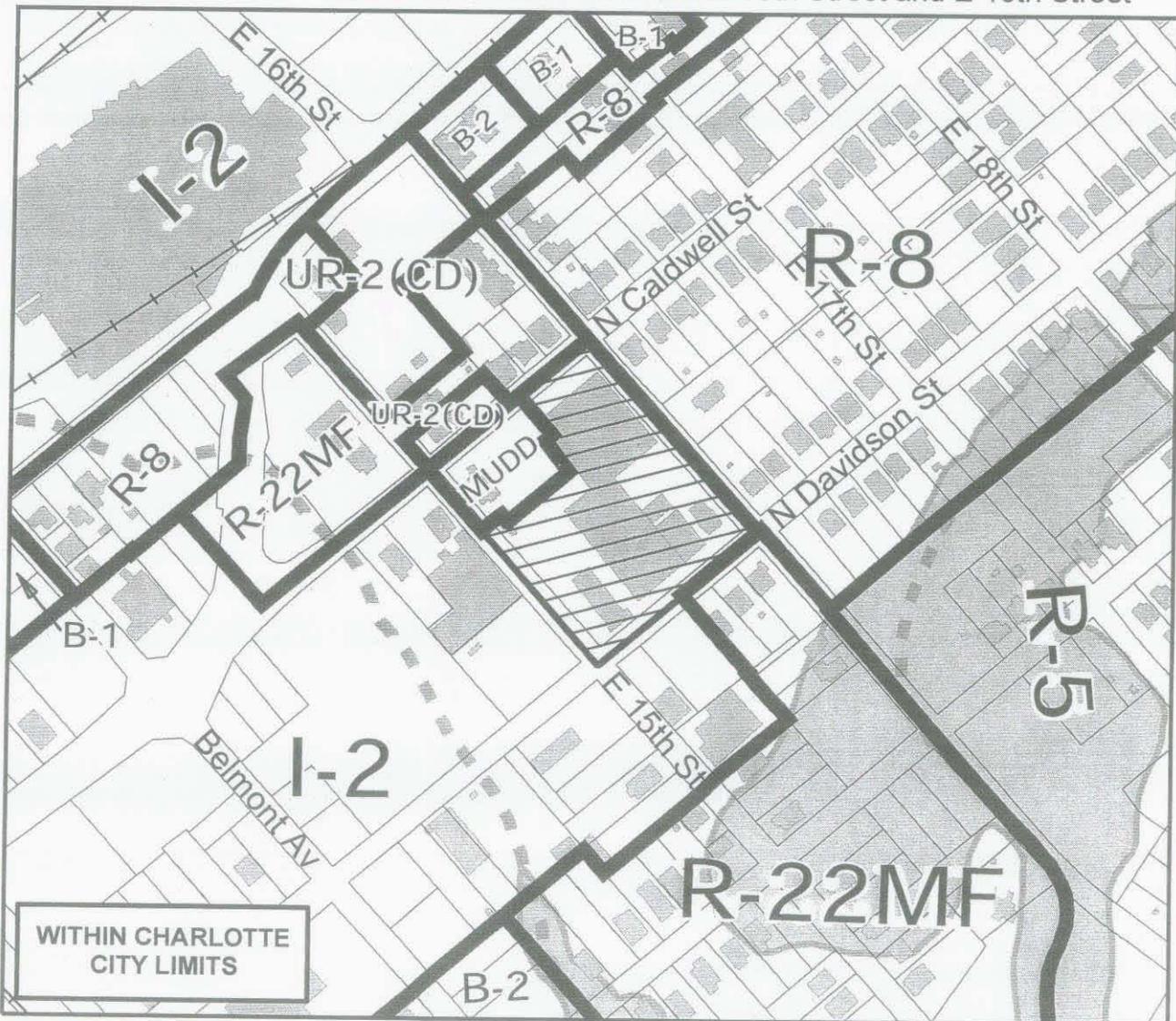
Petition #: **2006-097**

Petitioner: Center City Climate Controlled Storage, LLC

Zoning Classification (Existing): I-2  
(General Industrial)

Zoning Classification (Requested): MUDD(CD)  
(Mixed-use Development District, Conditional)

Acreage & Location : Approximately 2.14 acres located on the west side of  
N Davidson Street between E 15th Street and E 16th Street



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-04-2006



	Requested MUDD(CD) from I-2		FEMA flood plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

CITY ZONE CHANGE

Petition No. 2006-102  
Petitioner: CMPC

APPROVED BY  
CITY COUNCIL.  
ORDINANCE NO. ~~932006~~

**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 changing the property identified on the attached map from B-1 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

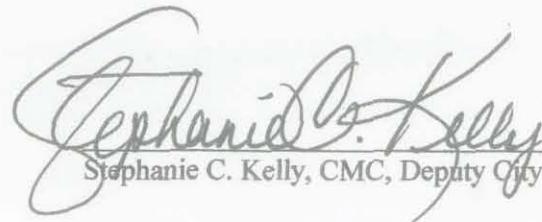
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 511-512.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

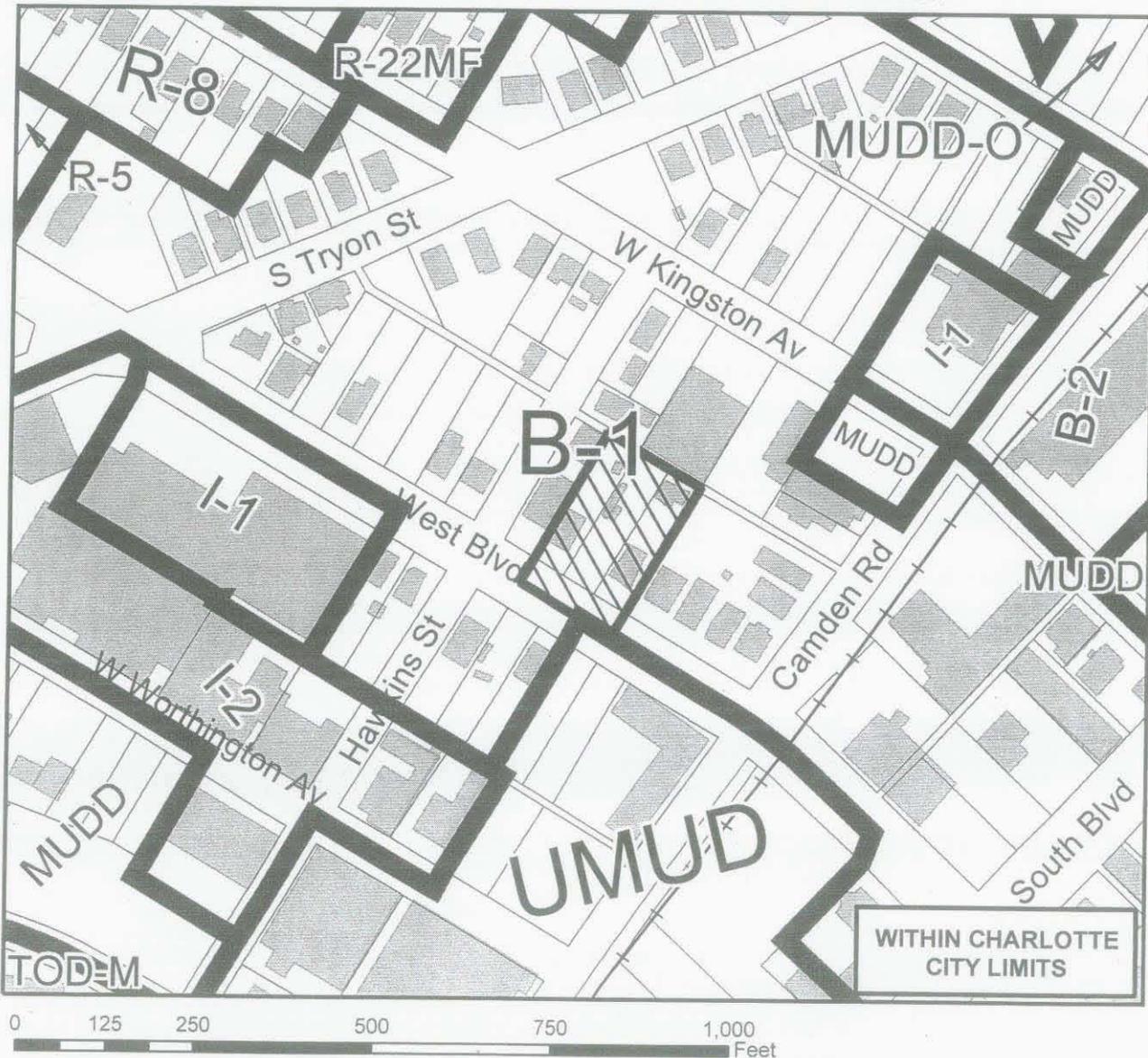
Petition #: **2006-102**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-1 (Neighborhood business)

Zoning Classification (Requested): TOD-M  
(Transit-oriented development, mixed-use)

Acreeage & Location : Approximately 0.69 acres located on the north side of  
West Boulevard east of Hawkins Street



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
05-12-2006



	Requested TOD-M from B-1
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Lakes and Ponds
	Charlotte City Limits
	Creeks and Streams

APPROVED BY  
CITY COUNCIL.

OCT 18 2006

Petition No. 2006-103  
Petitioner: Kilburn Commercial Properties

**ORDINANCE NO. 3399-Z**

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

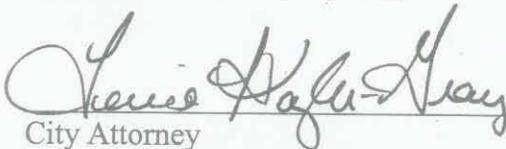
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 LWPA to I-1(CD) LWPA.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 513-514.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

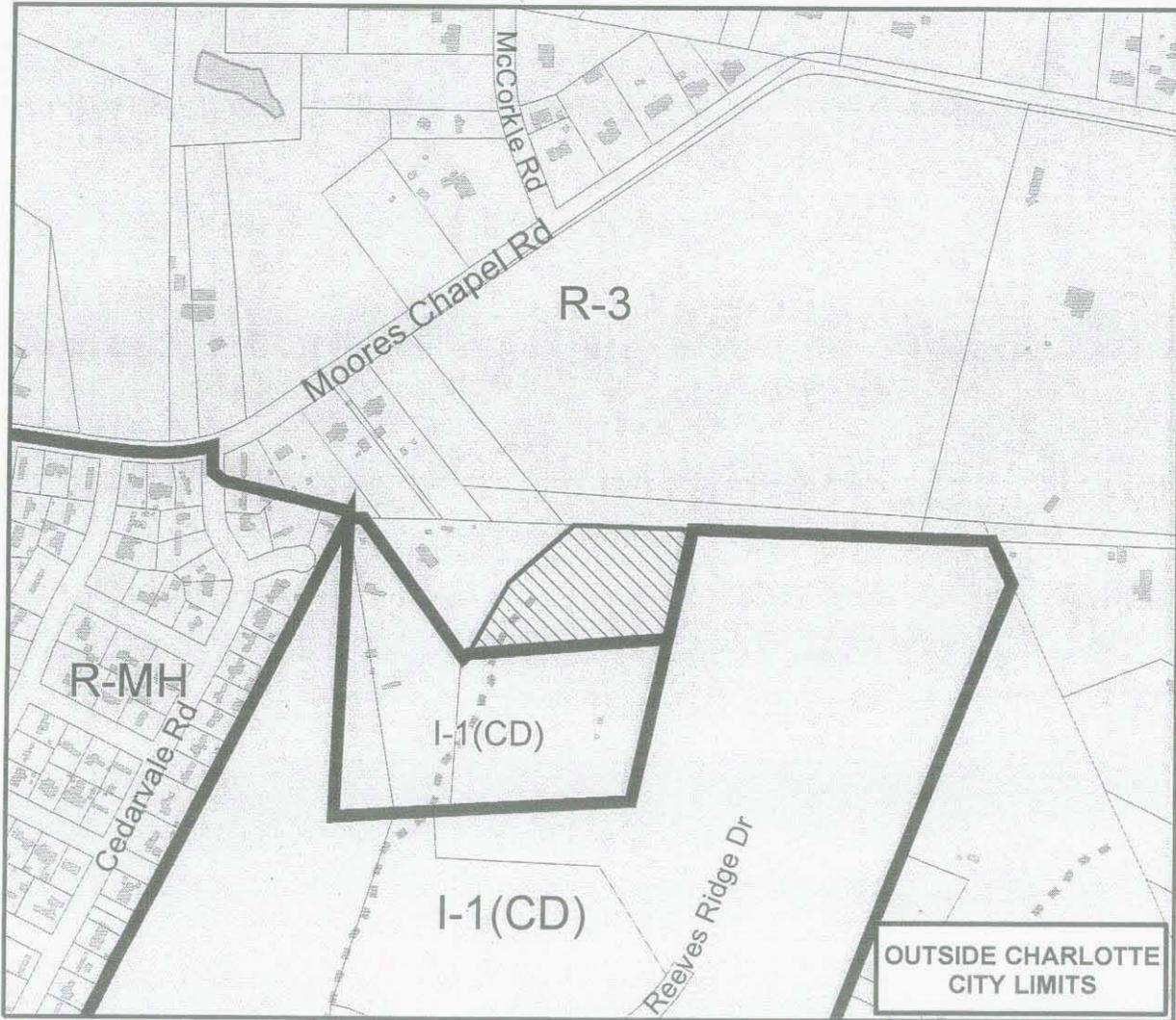
Petition #: **2006-103**

Petitioner: Kilburn Commercial Properties

Zoning Classification (Existing): R-3 LWPA  
(Single-family residential, up to 3 dwelling units per acre, Lake Wylie Protected Area)

Zoning Classification (Requested): I-1(CD) LWPA  
(Light industrial, conditional, Lake Wylie Protected Area)

Acreage & Location : Approximately 3.3 acres located south of Moores Chapel Road  
and east of Cedarvale Road



Zoning Map #(s) **82, 83**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
05-17-2006



	Requested I-1(CD) from R-3		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

CITY ZONE CHANGE

Petition No. 2006-105

Petitioner: Atlantic Realty Partners, Inc

APPROVED BY  
CITY COUNCIL.

OCT 18 2006  
ORDINANCE NO. 3400-Z

**ZONING REGULATIONS**

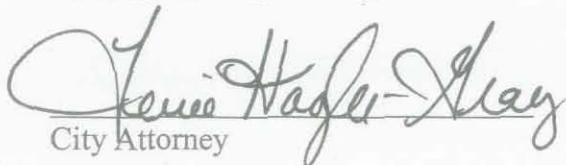
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

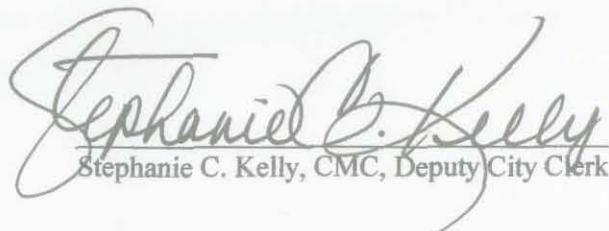
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 515-516.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

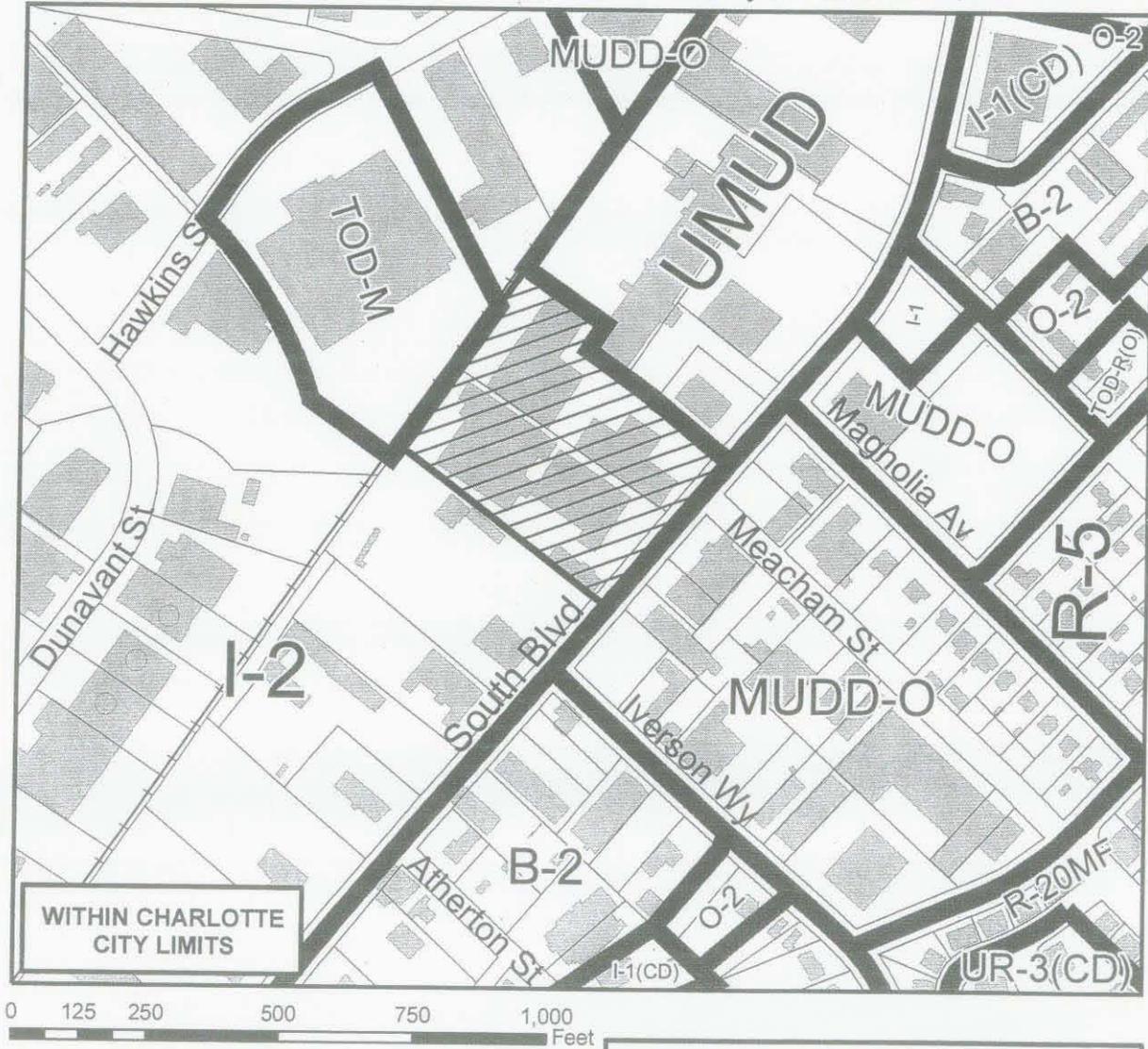
Petition #: **2006-105**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2  
(General industrial)

Zoning Classification (Requested): TOD-M  
(Transit-oriented development, mixed-use)

Acreage & Location : Approximately 4.16 acres located on the west side of South Boulevard in the vicinity of Meacham Street



Zoning Map #(s) **110**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
05-26-2006



	Requested TOD-M from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2006-111  
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY  
CITY COUNCIL  
OCT 18 2006

**ORDINANCE NO. 3401**

**AN ORDINANCE AMENDING THE SUBDIVISION  
ORDINANCE OF THE CITY OF CHARLOTTE**

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

Section 1. Chapter 20, "Subdivision Regulations" of the Code of the City of Charlotte is hereby amended as follows:

A. Section 2.100 Definitions.

1. Amend Section 2.100, "Definitions", by adding a new definition in alphabetical order. The new definition shall read as follows:

BUILDING ENVELOPE. A three-dimensional area on a lot that remains for placing a structure on a site after setbacks, yard, height, and bulk regulations are observed.

B. Section 6.600 Final Plat Requirements.

1. Amend 6.600, "Final Plat Requirements", subsection 7 by requiring that approved final plats shall be recorded within 30 days of the date they are approved by the Planning staff. Also, remove references to the Secretary of the Planning Commission. The revised section would read as follows:

7. A certificate signed by the surveyor meeting the requirements of Section 47-30 of the General Statutes of North Carolina for proof upon oath that the plat is in all respects correct, written as follows: "The undersigned surveyor, being duly sworn, deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief, and was prepared from an actual survey made by him on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, with maximum linear error of closure of \_\_\_\_\_, and a maximum field error of angular closure of \_\_\_\_\_."

Final written approval by the Planning staff must be entered on the plat for recording. Changes or amendments to an approved final plat which already bears the written approval prior to recording the plat constitutes a violation of this ordinance. The final plat shall

be recorded within 120 days of the final approval date. A copy of the sealed and recorded final plat must be delivered to the Planning staff within 5 days of recording.

C. Section 7.200 Design Standards for Lots.

1. Amend Section 7.200, subsection (5) by removing the "(Reserved)" and replacing it with new text. The revised section shall read as follows:
  5. All residential lots shall have a building envelope sufficient to meet the minimum requirements of the Minimum Housing Code.

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

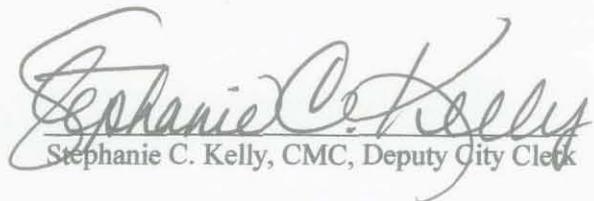
Approved as to form:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 517-518.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

CITY ZONE CHANGE

Petition No. 2006-114  
Petitioner: Elliot Cox

APPROVED BY  
CITY COUNCIL.  
ORDINANCE NO. 3402-Z  
OCT 18 2006

**ZONING REGULATIONS**

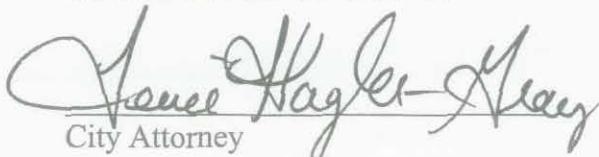
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to R-5 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 519-520.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

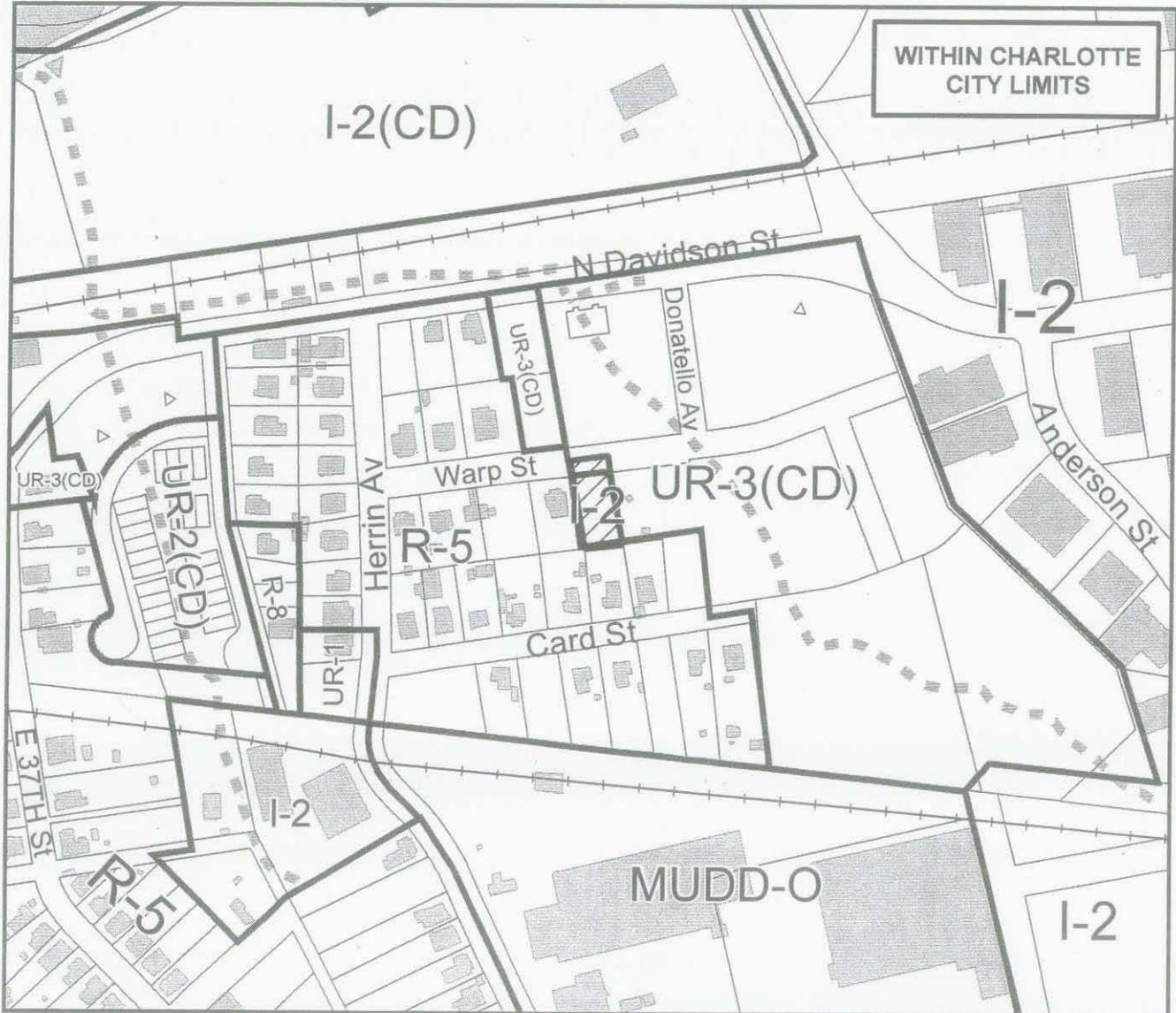
Petition #: **2006-114**

Petitioner: Elliott Cox

Zoning Classification (Existing): I-2  
(General Industrial)

Zoning Classification (Requested): R-5  
(Single-family Residential, up to 5 dwelling units per acre)

Acreage & Location : Approximately 0.2 acres located on the south side of Warp Street between Herrin Avenue and Donatello Avenue.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
09-07-2006



	Requested R-5 from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

CITY ZONE CHANGE

Petition No. 2006-115

Petitioner: CMPC

APPROVED BY  
CITY COUNCIL  
ORDINANCE NO. 3403-Z  
OCT 18 2006

**ZONING REGULATIONS**

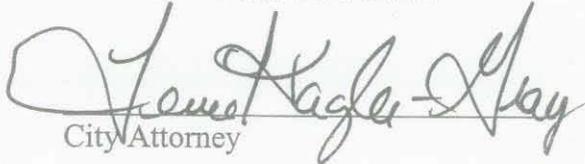
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-1 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

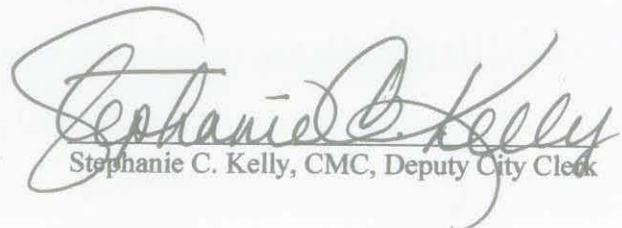
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 521-522.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

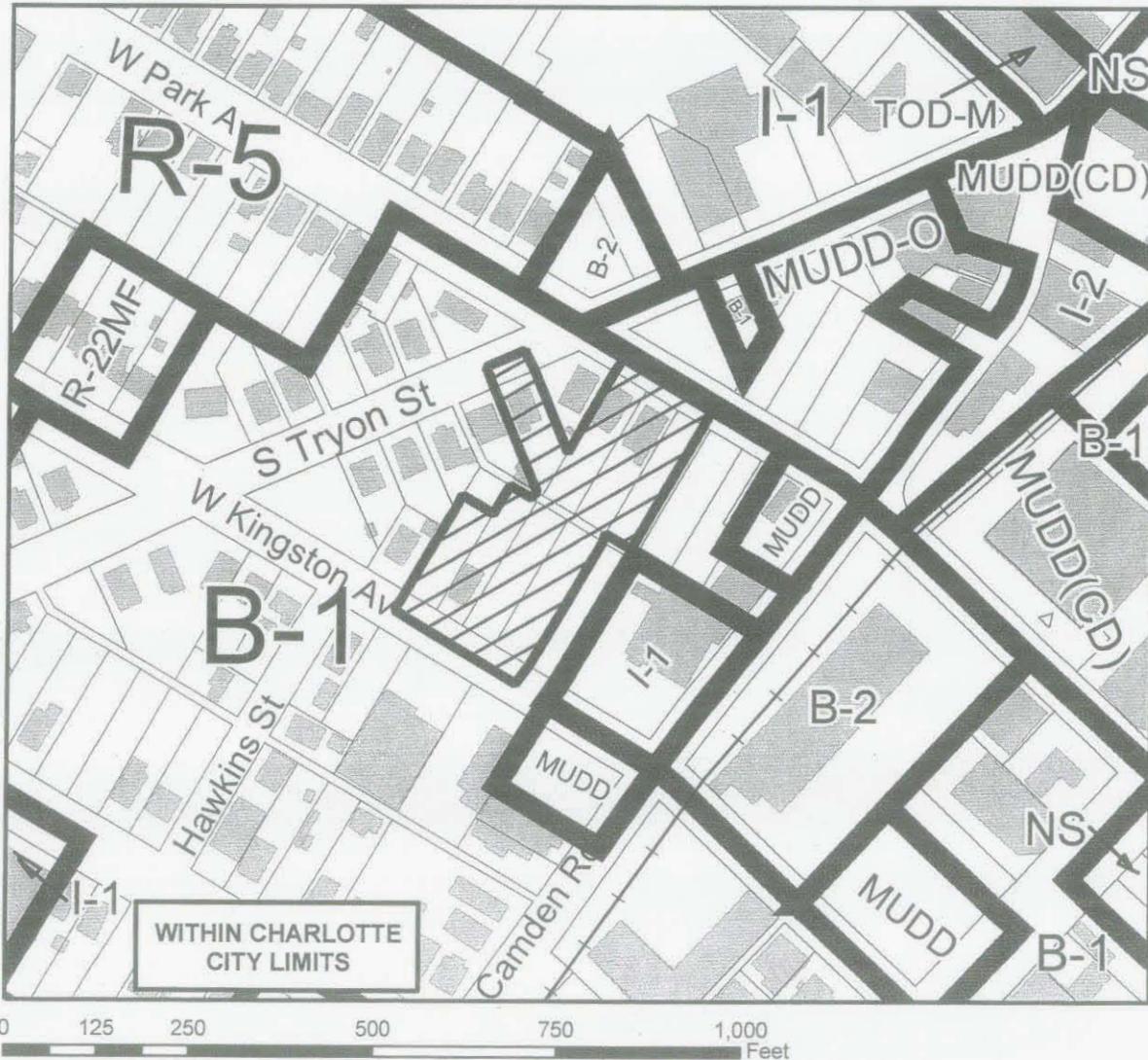
Petition #: **2006-115**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-1  
(Neighborhood business)

Zoning Classification (Requested): TOD-M  
(Transit-oriented development, mixed-use)

Acres & Location : Approximately 2 acres located east of South Tryon Street  
between W Park Avenue and W Kingston Avenue



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
06-16-2006



	Requested TOD-M from B-1		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2006-117  
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY  
CITY COUNCIL.  
OCT 18 2006

**ORDINANCE NO. 3404**

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE -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:

A. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

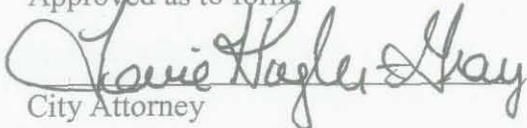
a. Amend Section 12.106, "Uses and structures prohibited and allowed in required setbacks and yards", subsection (3) by allowing encroachments into the rear yard for duplex, triplex, and quadraplex, in addition to attached and detached single-family units. The remaining subsections shall remain unchanged. The section shall read as follows:

(3) Certain portions of the required rear yard on a lot used for a single family (attached or detached) duplex, triplex, and quadraplex, may be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions and as illustrated in Figure 12.106:

- (a) No more than 20% of the area of the required rear yard may be used to accommodate extensions of the principal structure for attached garages, porches, decks, greenhouses, covered patios, or utility rooms;
- (b) No such extension may encroach into the rear yard more than 25% of the depth of the required rear yard; and
- (c) No such extension may be more than 50% of the width of the dwelling at the rear building line.

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

Approved as to form:

  
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 523-524.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition No. 2006-139  
Petitioner: David M. Campbell

APPROVED BY  
CITY COUNCIL.  
OCT 18 2006

**ORDINANCE NO. 3405-Z**

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

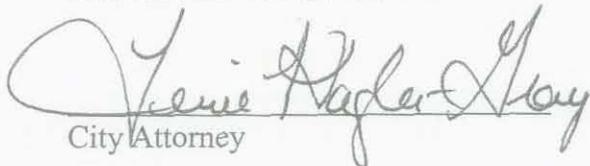
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from NS to NS S.P.A..

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

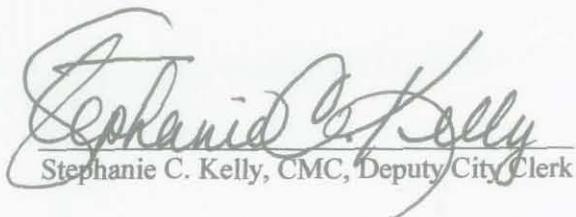
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of October, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 525-526.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of November, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

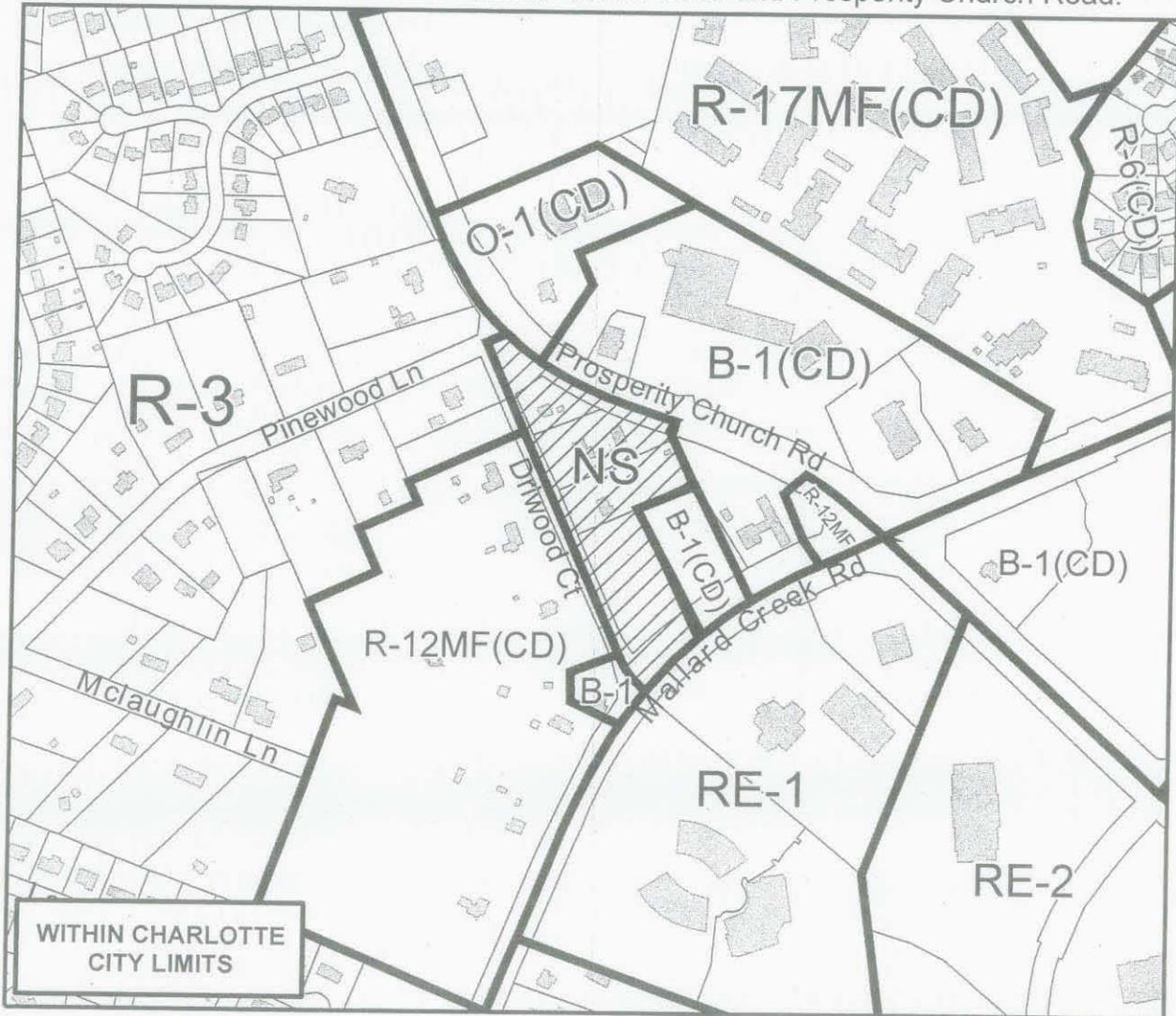
Petition #: **2006-139**

Petitioner: David M Campbell

Zoning Classification (Existing): NS  
(Neighborhood Services)

Zoning Classification (Requested): NS S.P.A.  
(Neighborhood Services, Site Plan Amendment)

Acreeage & Location : Approximately 4.8 acres located on the east side of Driwood Court between Mallard Creek Road and Prosperity Church Road.



Zoning Map #(s) **53**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-02-2006

