

Petition No. 98-03  
LandCraft Properties, Inc.

CITY CD

ORDINANCE NO. 1101-Z

**APPROVED BY CITY COUNCIL**

DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 41.5 acres located on the west side of Rocky River Road south of North Tryon Street (US 29) from R-3 and B-2(cd) to R-6(CD); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 18, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 and B-2(CD) to R-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

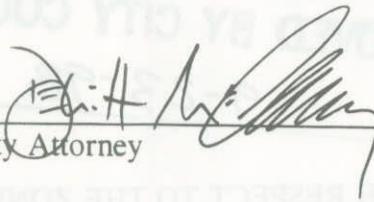
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC, 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 23rd day of September, 1998, the reference having been made in Minute Book  
112, and recorded in full in Ordinance Book 48, Page(s) 653-655A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the  
19th day of October, 1998.

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

SEE ATTACHED

-continued-

Petition No. 98-03  
LandCraft Properties, Inc.

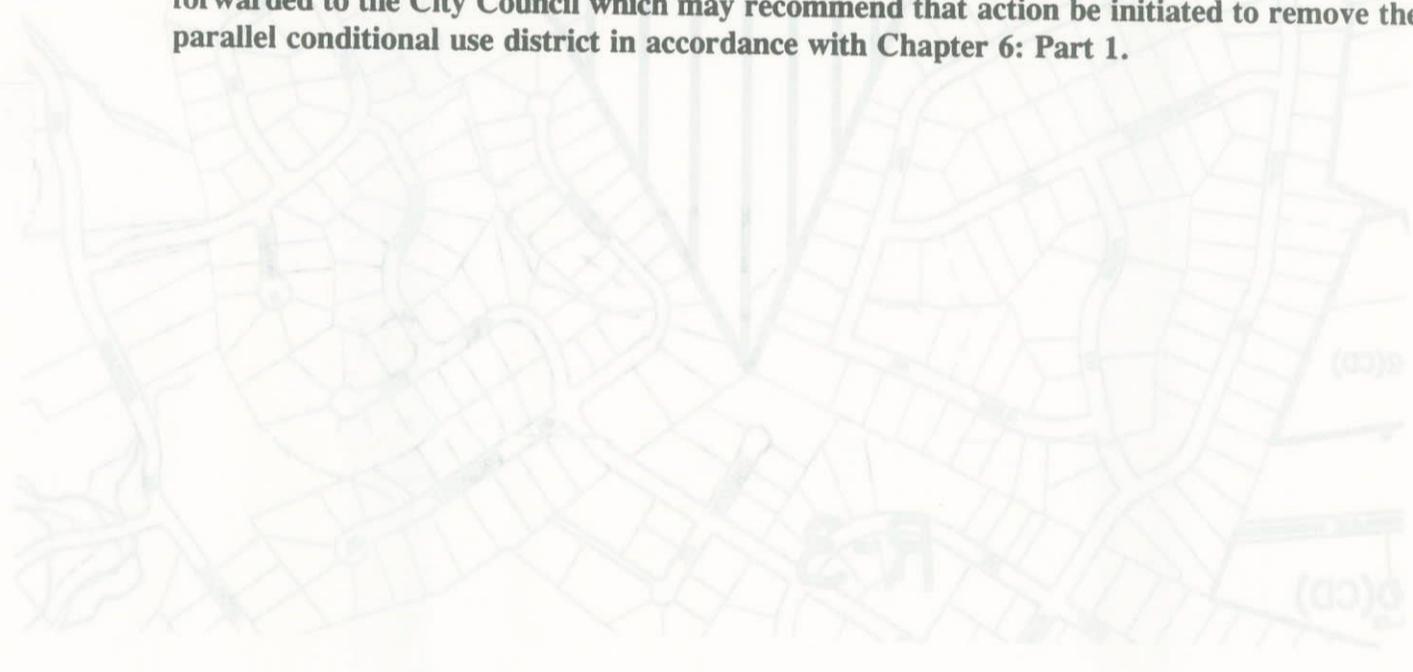
## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to LandCraft Properties, Inc. and successors-in-interest of the property described as tax parcel 049-181-01, and a portion of 049-141-20 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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



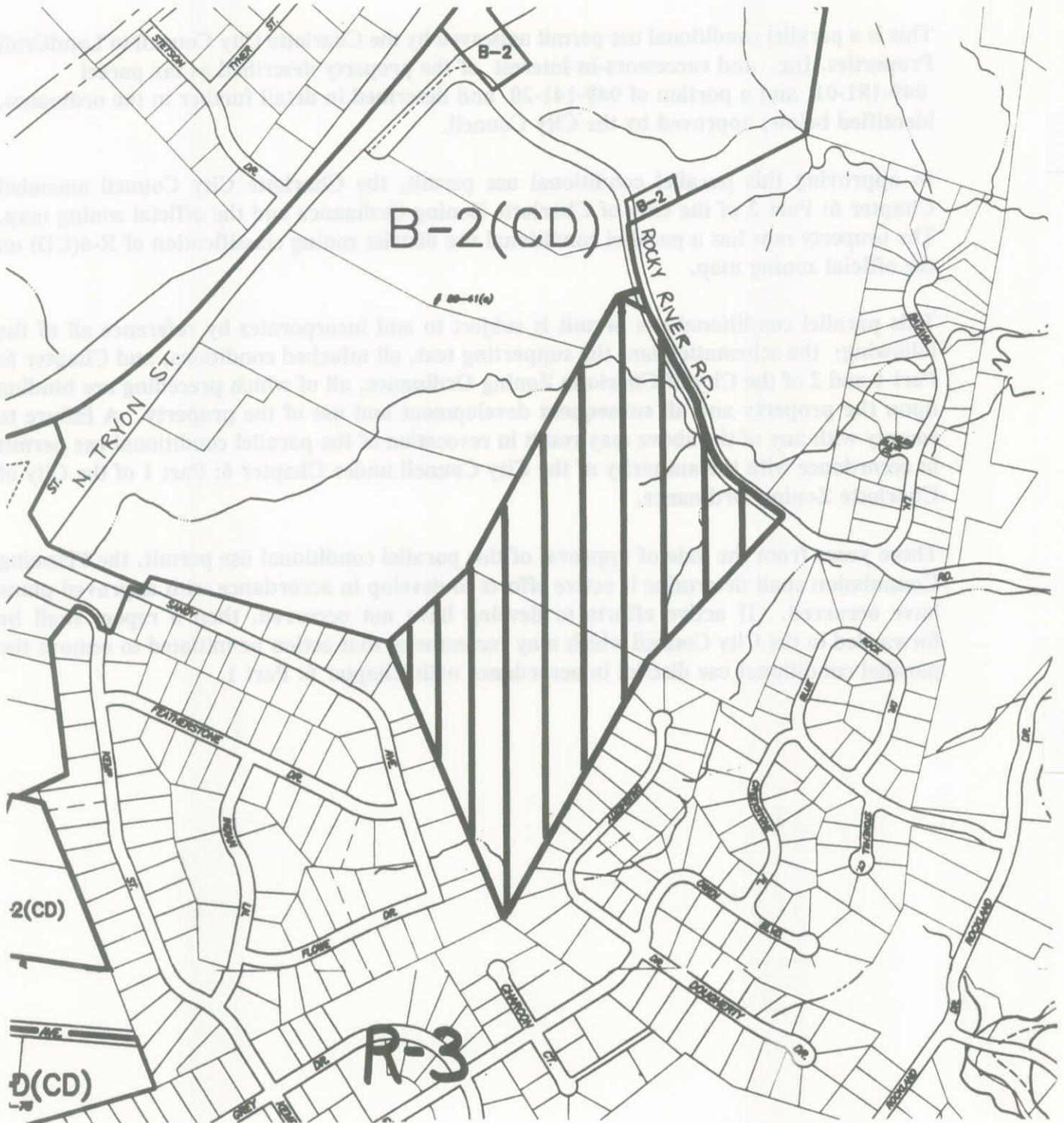
**Petitioner:** LandCraft Properties, Inc.

**Hearing Date:** February 16, 1998

**Zoning Classification (Existing):** R-3 and B-2(CD)

**Zoning Classification (Requested):** ~~R-8MF(CD)~~ R-6(CD)

**Location:** Approximately 41.5 acres located on the west side of Rocky River Road, south of North Tryon Street.



Zoning Map #(s): 71 & (77)

Scale: No Scale

CITY CD

Petition No.98-46  
Carroll B. Little

ORDINANCE NO. 1102-Z

**APPROVED BY CITY COUNCIL**

**DATE**

9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 4.1 acres located on the northeast corner of David Cox Road and Davis Lake Parkway from R-9PUD to R-8MF(CD); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 18, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9 PUD to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

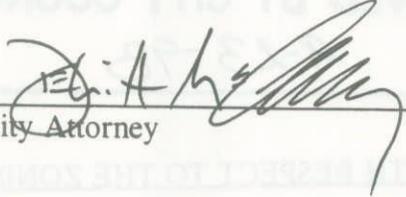
SEE ATTACHED

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

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

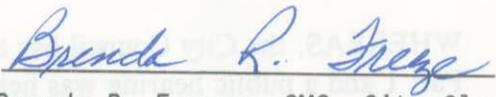
-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC, 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 656-658A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

SEE ATTACHED

Petition No. 98-46  
Carroll B. Little

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Carroll B. Little and successors-in-interest of the property described as tax parcel 027-361-33 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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



CITY CD

Petition No.98-49  
The Everett Company

ORDINANCE NO. 1103-Z

**APPROVED BY CITY COUNCIL**

**DATE** 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.81 acres located on the east side of Sardis Road, approximately 400 feet south of Rama Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 18, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

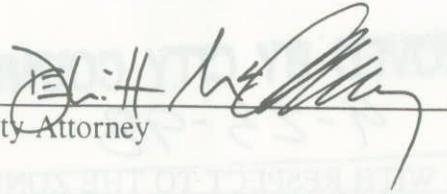
SEE ATTACHED

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

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

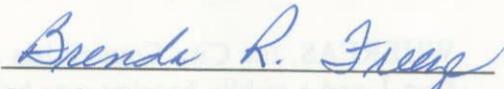
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze, CMC, 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 659-661A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.



Brenda R. Freeze, CMC, City Clerk

SEE ATTACHED

-continued-

Petition No. 98-49  
The Everett Company

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Everett Company and successors-in-interest of the property described as tax parcel 189-054-27 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

Petition #: 98-49

Petitioner: The Everett Company

Hearing Date: May 18, 1998

Zoning Classification (Existing): R-3

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

Location: Approximately 1.81 acres located on the east side of Sardis Road, approximately 400 feet south of Rama Road.



Zoning Map #(s): 137

Scale: 1" = 400'

Petition No. 98-64  
Don Renaldo

CITY CD

ORDINANCE NO. 1104-Z

**APPROVED BY CITY COUNCIL**  
**DATE 9-23-98**

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 6.7 acres located on the southeast corner of Independence Boulevard (US 74) and Krefeld Drive; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

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

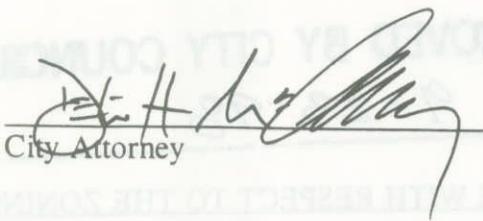
SEE ATTACHED

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

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

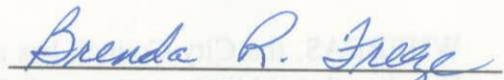
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze, CMC,            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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 662-664A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

  
Brenda R. Freeze, CMC, City Clerk

SEE ATTACHED

continued

Petition No. 98-64  
Don Renaldo

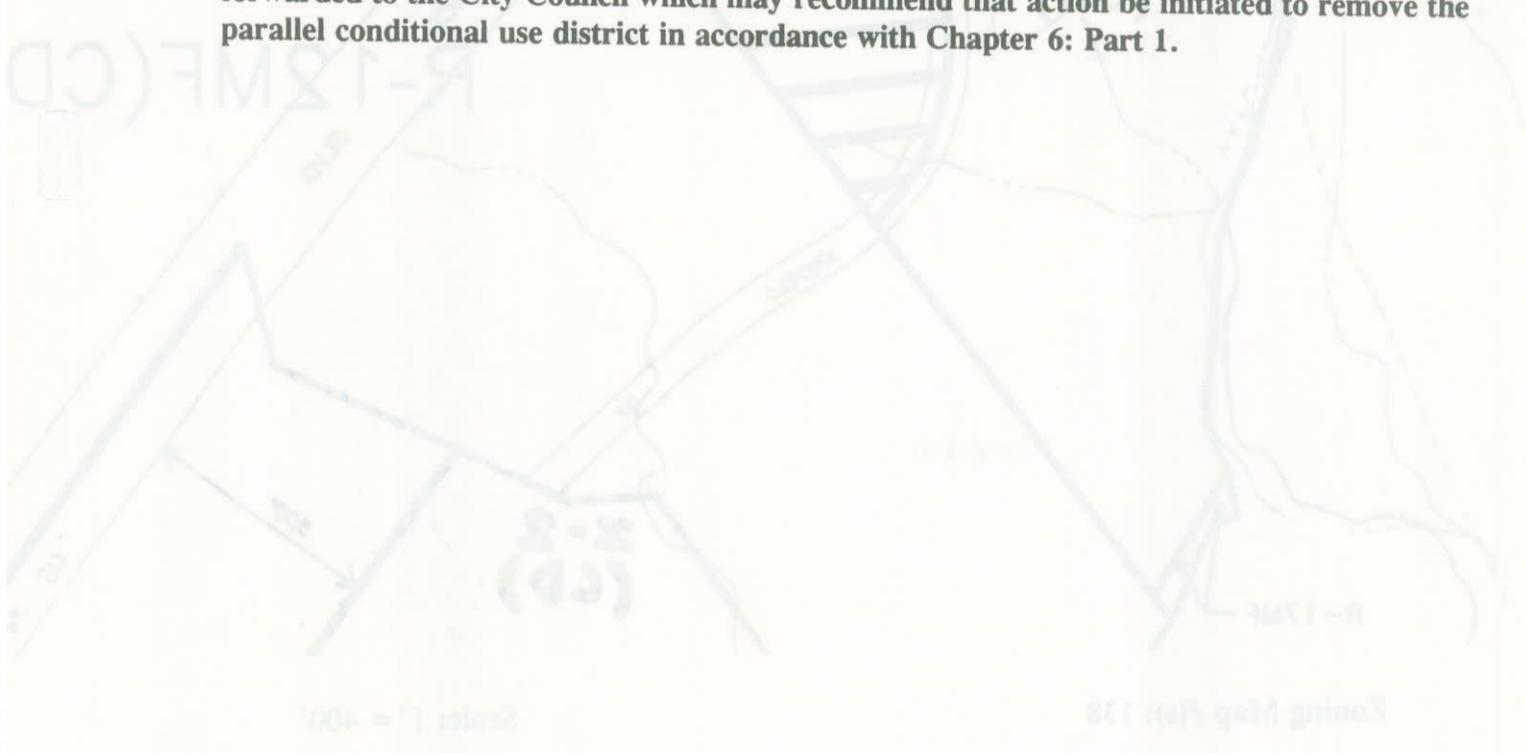
## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Don Renaldo and successors-in-interest of the property described as tax parcel 193-081-24 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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



Petition #: 98-64

September 23, 1998

Petitioner: Don Renaldo

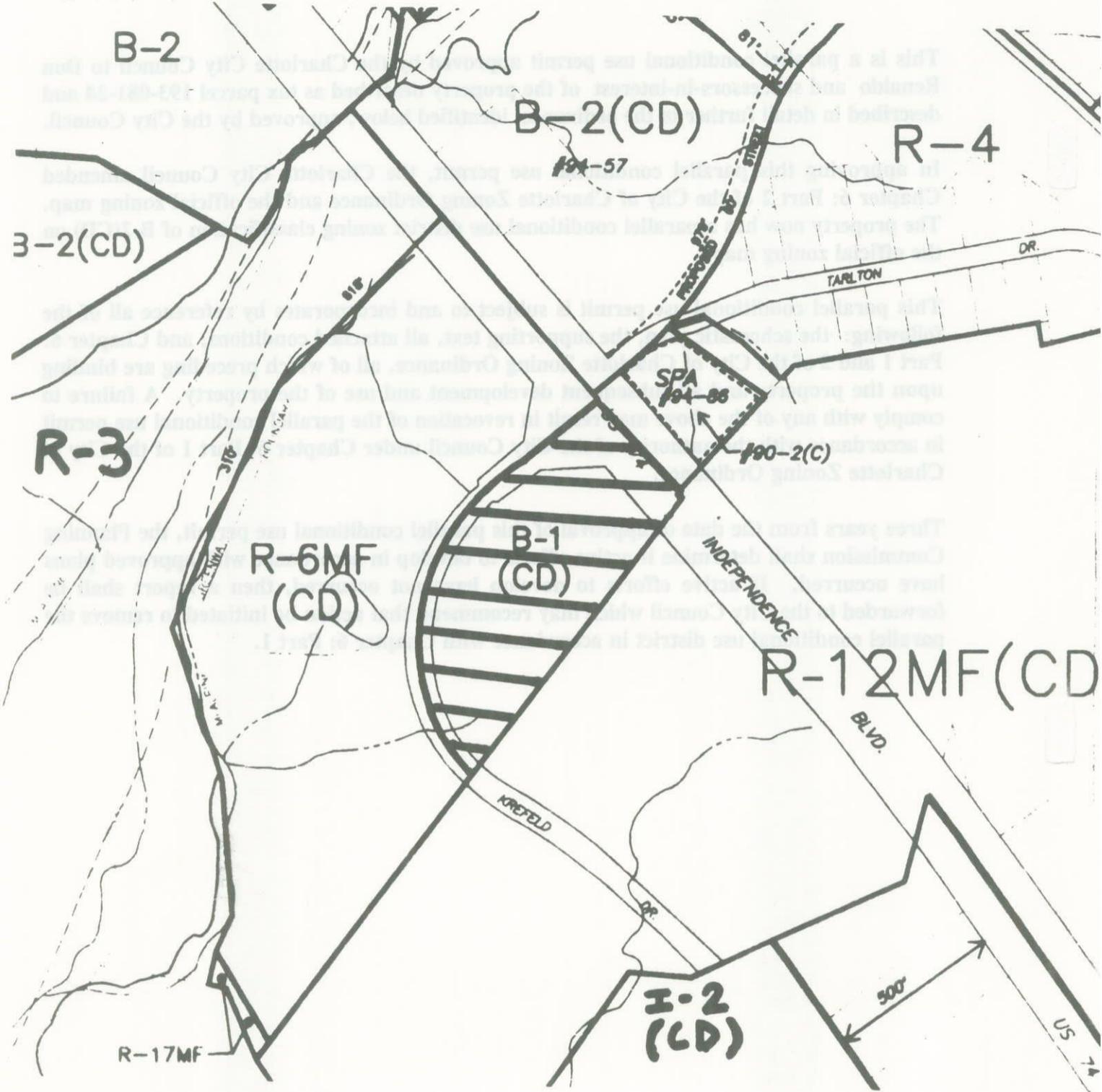
Ordinance Book 48, Page 664A

Hearing Date: July 20, 1998

Zoning Classification (Existing): B-1(CD)

Zoning Classification (Requested): B-2 (CD)

Location: Approximately 6.073 acres located on the southeast corner of Independence Boulevard (US 74) and Krefeld Drive.



Zoning Map #(s): 138

Scale: 1" = 400'

Petition No.98-66  
Post Properties

CITY CD

ORDINANCE NO. 1105-Z

**APPROVED BY CITY COUNCIL**

DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 2.5 acres located on the south side of West Seventh Street between North Graham Street and North Smith Street; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from UR-3 to MUDD(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

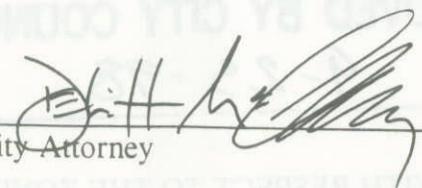
SEE ATTACHED

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

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

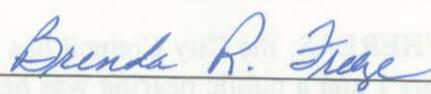
-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC, 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 665-667A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

Brenda R. Freeze, CMC, City Clerk

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. This Section 1.04 of the City of Charlotte Zoning Ordinance is hereby amended by changing from UR-3 to MUD(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

-continued-

Petition No. 98-66  
Post Properties

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Post Properties and successors-in-interest of the property described as tax parcel 078-065-05 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

Petition 98-66

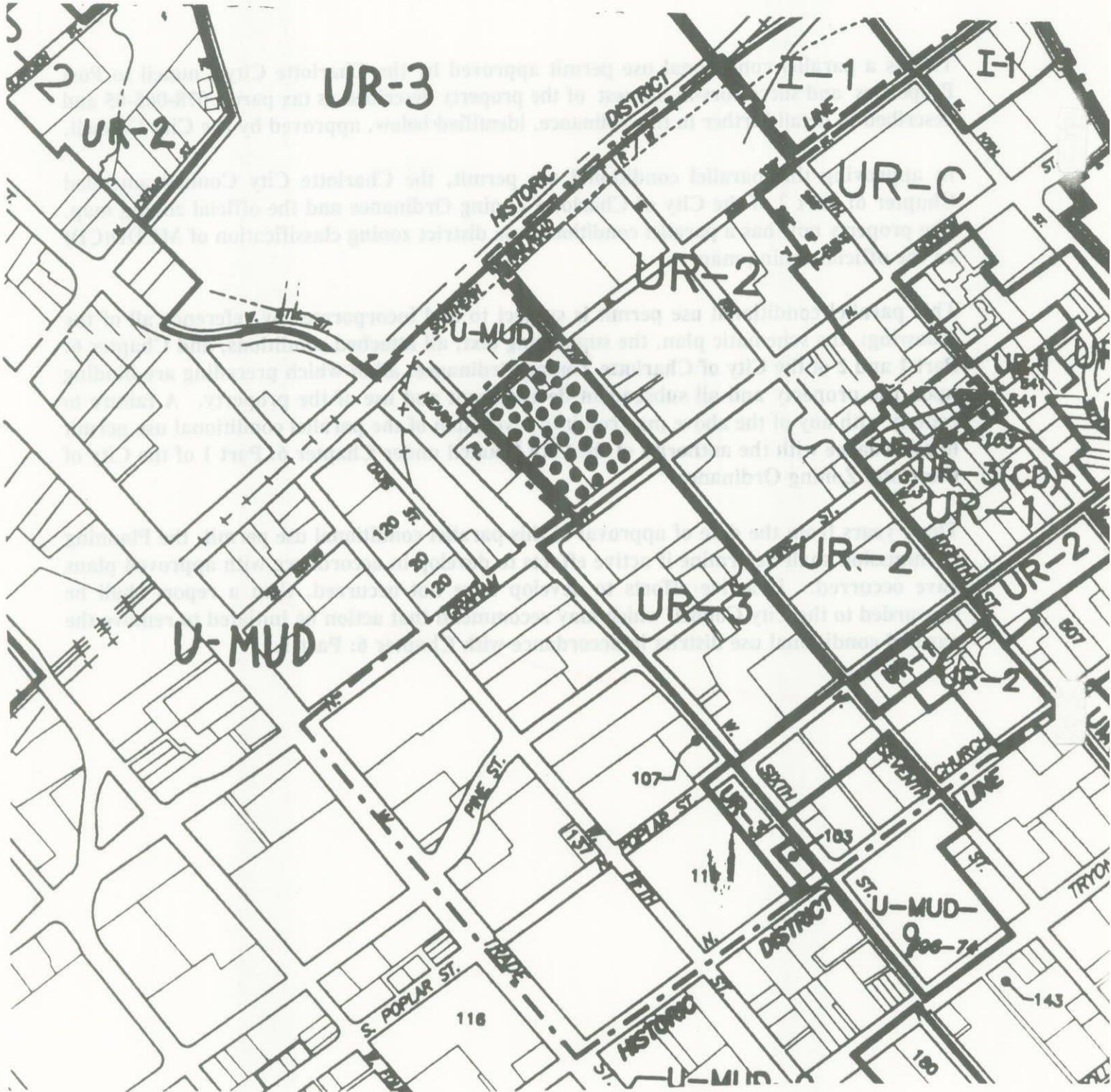
Petitioner: Post Properties

Hearing Date: July 20, 1998

Zoning Classification (Existing): UR-3

Zoning Classification (Requested): MUDD(CD)

Location: Approximately 2.5 acres located on the south side of West Seventh Street between North Graham Street and North Smith Street.



Zoning Map #(s): 88 & 102

Scale: 1" = 400'

RECEIVED  
NOV 18 1998

Petition No.98-67  
Douglas L. Boone, Boone Communities  
OFFICE OF CITY CLERK

CITY CD

ORDINANCE NO. 1106-Z

**APPROVED BY CITY COUNCIL**  
DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 23 acres located on the southwest corner of Gibbon Road and Horace Mann Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-4(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

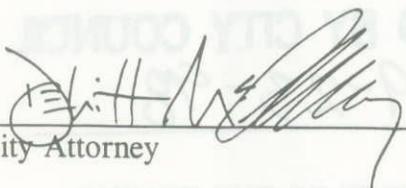
SEE ATTACHED

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

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

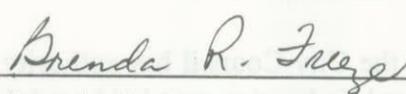
-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, \_\_\_\_\_ 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 23rd day of September, 1998, the reference having been made in Minute Book  
112, and recorded in full in Ordinance Book 48, Page(s) 668-670B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the  
13th day of November, 1998.

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

SEE ATTACHED

Petition No. 98-67  
Douglas L. Boone, Boone Communities

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Douglas L. Boone, Boone Communities and successors-in-interest of the property described as tax parcels 045-411-01 through 045-411-03 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-4(CD) on the official zoning map.

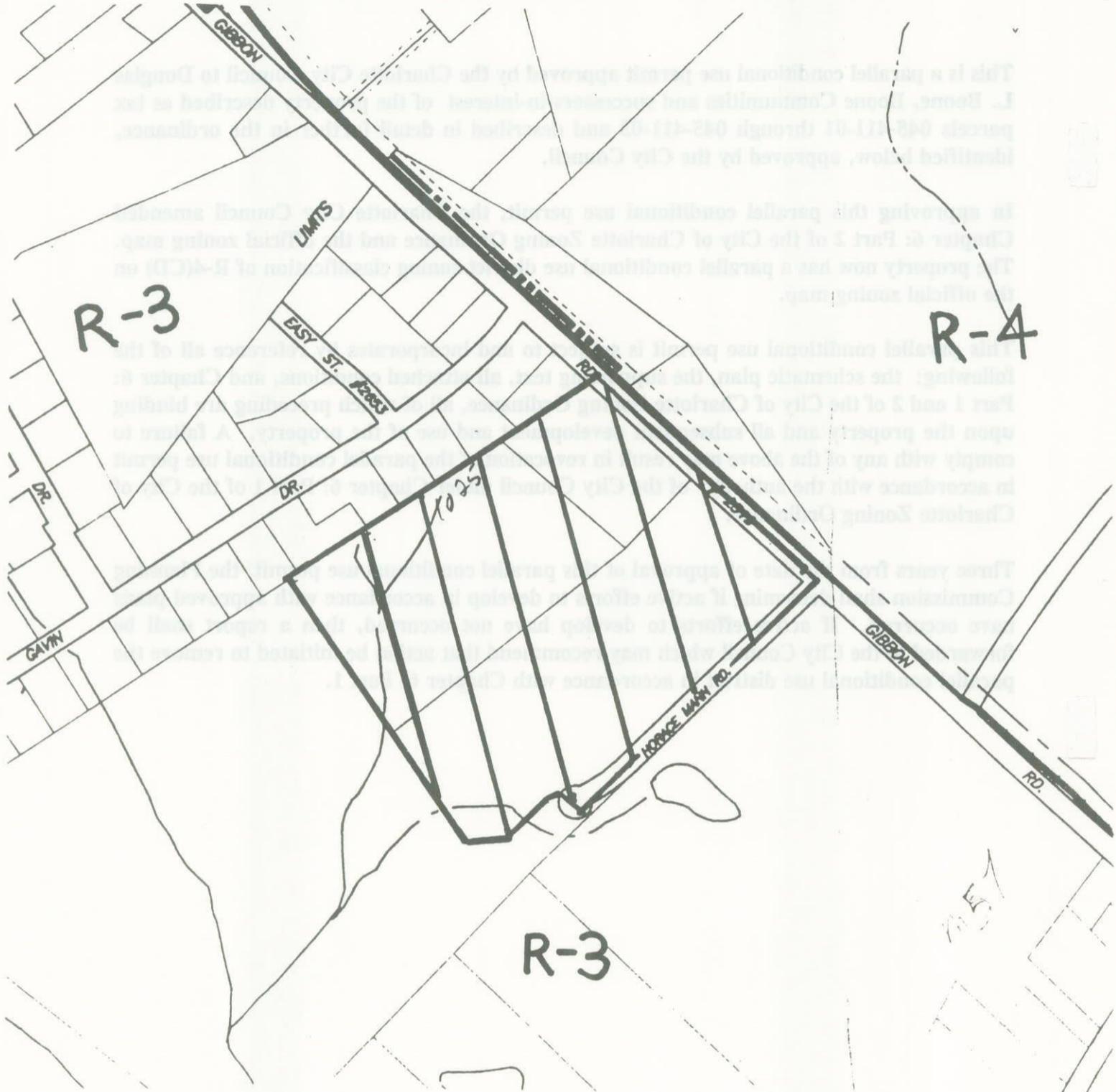
This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all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

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

**Petition #:** 98-67  
**Petitioner:** Douglas L. Boone/Boone Communities  
**Hearing Date:** July 20, 1998

**Zoning Classification (Existing):** R-3  
**Zoning Classification (Requested):** R-4(CD)

**Location:** Approximately 23 acres located on the southwest corner of Gibbon Road and Horace Mann Road.



Zoning Map #(s): 60, (59)

Scale: 1" = 400'

98-67

**PROPERTY DESCRIPTION**  
**REZONING PETITION FOR DEVONGATE VILLAGE SUBDIVISION**  
**TAX IDENTIFICATION NOS. 045-411-01, 045-411-02 & 045-411-03**

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE COMMON CORNER OF PAMELA B. CLINGENPEEL AND ROBERT BOYCE THOMAS IN THE PROPOSED SOUTHWESTERLY R/W OF GIBBON ROAD. THENCE ALONG SAID R/W THE FOLLOWING TWO (2) COURSES:

- 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS=23883.88 FEET AND LENGTH=385.59 FEET, SAID CURVE HAVING A CHORD BEARING=S 49°48'14" E AND LENGTH=385.58 FEET
- 2) ALONG A CURVE TO THE LEFT HAVING A RADIUS=88596.63 FEET AND LENGTH=382.79', SAID CURVE HAVING A CHORD BEARING=S 49°27'55" E AND LENGTH=382.79 FEET

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS=49.92 FEET AND LENGTH=81.03 FEET, SAID CURVE HAVING A CHORD BEARING =S 03°05'21" E AND LENGTH=72.43 FEET TO A POINT ON THE NORTHWESTERLY R/W OF HORACE MANN ROAD. THENCE ALONG SAID R/W THE FOLLOWING FIVE (5) COURSES:

- 1) N 43°24'38" E A DISTANCE OF 215.62 FEET TO A POINT;
- 2) N 43°24'43" E A DISTANCE OF 419.35 FEET TO A POINT;
- 3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS=970.00 FEET AND LENGTH=153.24 FEET, SAID CURVE HAVING A CHORD BEARING=S 49°54'55" W AND LENGTH=153.09'
- 4) ALONG A CURVE TO THE RIGHT HAVING A RADIUS=25.00 FEET AND LENGTH=19.35 FEET, SAID CURVE HAVING A CHORD BEARING=S 76°37'12" W AND LENGTH=18.87 FEET
- 5) ALONG A CURVE TO THE LEFT HAVING A RADIUS=50.00 FEET AND LENGTH=39.30 FEET, SAID CURVE HAVING A CHORD BEARING=S 76°16'56" W AND LENGTH=38.29 FEET

THENCE ALONG THE COMMON BOUNDARY BETWEEN LANDS OF CHARLOTTE MECKLENBURG BOARD OF EDUCATION DESCRIBED IN A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK 7764 PAGE 352 AND THE LANDS OF RALPH W. KISER AND WF. HILDA G. DESCRIBED IN A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK 3192 PAGE 282, THE FOLLOWING THREE (3) COURSES:

AND THE LANDS OF JEAN GIBBONS THOMAS DESCRIBED IN A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK 2669 PAGE 229 N 35°57'03" W A DISTANCE OF 884.56 FEET; TO A POINT BEING THE COMMON CORNER OF SAID LANDS OF THE CHARLOTTE MECKLENBURG BOARD OF EDUCATION AND SAID LANDS OF JEAN GIBBONS THOMAS ON THE SOUTHEASTERLY (REAR) LOT LINE OF LOT #9 OF CRATER PARK SUBDIVISION, THENCE ALONG THE COMMON BOUNDARY OF SAID LANDS OF JEAN GIBBONS THOMAS, THE LANDS OF ROBERT BOYCE THOMAS DESCRIBED IN A DEED RECORDED IN THE MECKLENBURG COUNTY REGISTRY OFFICE IN DEED BOOK 1169 PAGE 553 AND LOTS 9,8,7,6,5,4,3, AND 2 OF SAID CRATER PARK SUBDIVISION N 54°01'13" E A DISTANCE OF 1025.73 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 23.116 ACRES MORE OR LESS. THIS DESCRIPTION IS A COMPILATION TAKEN FROM THE SOURCES REFERENCED ABOVE AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY AND THEREFORE IS NOT FOR RECORDATION, CONVEYANCES OR SALES.

CITY CD

Petition No.98-68  
Charlotte-Mecklenburg Housing  
Partnership, Inc.

ORDINANCE NO. 1107-Z

**APPROVED BY CITY COUNCIL**

DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 16 acres located on the east side of Oneida Road north of Graham Street; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 and R-12MF(CD)to R-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

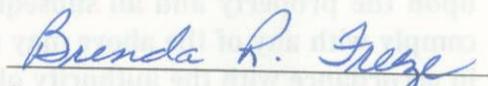
-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 671-673.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

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

Petition No. 98-68  
Charlotte Mecklenburg Housing  
Partnership, Inc.

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Charlotte Mecklenburg Housing Partnership, Inc. and successors-in-interest of the property described as tax parcel 045-181-01 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

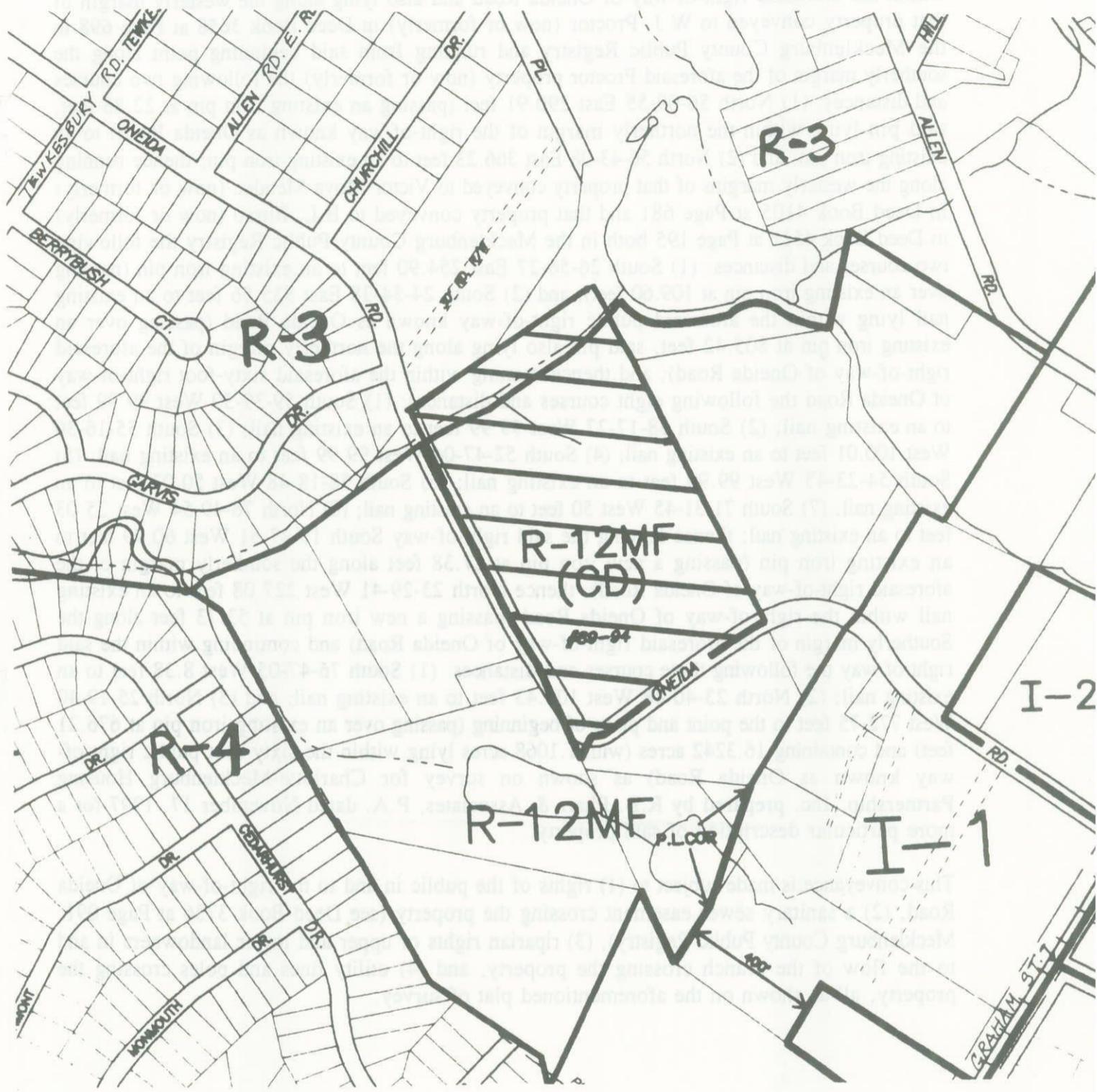
Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which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

**Petitioner:** Charlotte Mecklenburg Housing Partnership, Inc.  
**Hearing Date:** July 20, 1998

**Zoning Classification (Existing):** R-3 and R-12MF(CD)

**Zoning Classification (Requested):** R-6 (CD)

**Location:** Approximately 16 acres located on the east side of Oneida Road, north of Graham Street.



Zoning Map #(s): 70

Scale: 1" = 400'

*Legal Description*

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

Beginning at an existing nail lying within the 60 foot public right-of-way known as Oneida Road, said existing nail being located South 21-47-58 East 105.85 feet from a reference nail lying within the aforesaid right-of-way of Oneida Road and also lying along the westerly margin of that property conveyed to W.J. Proctor (now or formerly) in Deed Book 3658 at Page 698 in the Mecklenburg County Public Registry and running from said beginning point along the southerly margin of the aforesaid Proctor property (now or formerly) the following two courses and distances: (1) North 56-09-55 East 290.91 feet (passing an existing iron pin at 22.88 feet, said pin lying within the northerly margin of the right-of-way known as Oneida Road) to an existing iron pin; and (2) North 56-43-08 East 366.23 feet to an existing iron pin; thence running along the westerly margins of that property conveyed to Victor Moya-Mendez (now or formerly) in Deed Book 4105 at Page 681 and that property conveyed to B.L. Russo (now or formerly) in Deed Book 4511 at Page 195 both in the Mecklenburg County Public Registry the following two courses and distances: (1) South 26-56-27 East 254.90 feet to an existing iron pin (passing over an existing iron pin at 109.60 feet); and (2) South 24-54-38 East 835.56 feet to an existing nail lying within the aforesaid public right-of-way known as Oneida Road (passing over an existing iron pin at 805.42 feet, said pin also lying along the northerly margin of the aforesaid right-of-way of Oneida Road); and thence running within the aforesaid sixty-foot right-of-way of Oneida Road the following eight courses and distances: (1) South 59-39-59 West 99.99 feet to an existing nail; (2) South 58-17-27 West 99.99 feet to an existing nail; (3) South 55-16-30 West 100.01 feet to an existing nail; (4) South 52-47-04 West 99.99 feet to an existing nail; (5) South 54-23-45 West 99.99 feet to an existing nail; (6) South 58-18-48 West 50.02 feet to an existing nail; (7) South 71-31-45 West 50 feet to an existing nail; (8) North 78-49-54 West 25.03 feet to an existing nail; thence leaving the said right-of-way South 15-47-51 West 60.99 feet to an existing iron pin (passing a new iron pin at 27.38 feet along the southerly margin of the aforesaid right-of-way of Oneida Road); thence North 23-29-41 West 227.08 feet to an existing nail within the right-of-way of Oneida Road (passing a new iron pin at 53.73 feet along the Southerly margin of the aforesaid right-of-way of Oneida Road) and continuing within the said right-of-way the following three courses and distances: (1) South 76-47-05 West 8.38 feet to an existing nail; (2) North 23-40-48 West 100.43 feet to an existing nail; and (3) North 25-19-40 West 772.75 feet to the point and place of beginning (passing over an existing iron pin at 676.21 feet) and containing 16.3242 acres (with 1.1068 acres lying within the sixty-foot public right-of-way known as Oneida Road) as shown on survey for Charlotte-Mecklenburg Housing Partnership, Inc. prepared by R.B. Pharr & Associates, P.A. dated November 17, 1997 for a more particular description of said property.

This conveyance is made subject to (1) rights of the public in and to the right-of-way of Oneida Road, (2) a sanitary sewer easement crossing the property (see Deed Book 3736 at Page 091, Mecklenburg County Public Registry), (3) riparian rights of upper and lower landowners in and to the flow of the branch crossing the property, and (4) utility lines and poles crossing the property, all as shown on the aforementioned plat of survey.

906:

State of North Carolina, County of Mecklenburg  
The foregoing certificate(s) of

Sylvia D. Ferguson

Notary(ies) Public is/are certified to be correct. This

21st day of November, 19 97.

CITY CD

Petition No.98-69  
Timothy P. Crawford, The Mathisen  
Company

ORDINANCE NO. 1108-Z

**APPROVED BY CITY COUNCIL**  
**DATE 9-23-98**

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 12 acres located on the north side of York Road between Moss Road and Erwin Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 and R-12(CD) to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

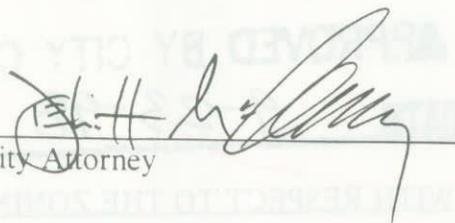
SEE ATTACHED

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

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

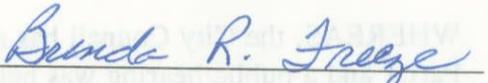
-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 674-676C.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

SEE ATTACHED

Petition No. 98-69  
Timothy P. Crawford, The Mathisen  
Company

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Timothy P. Crawford, The Mathisen Company and successors-in-interest of the property described as tax parcels 201-501-08 and part of 201-351-77 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

Petition #: 98-69

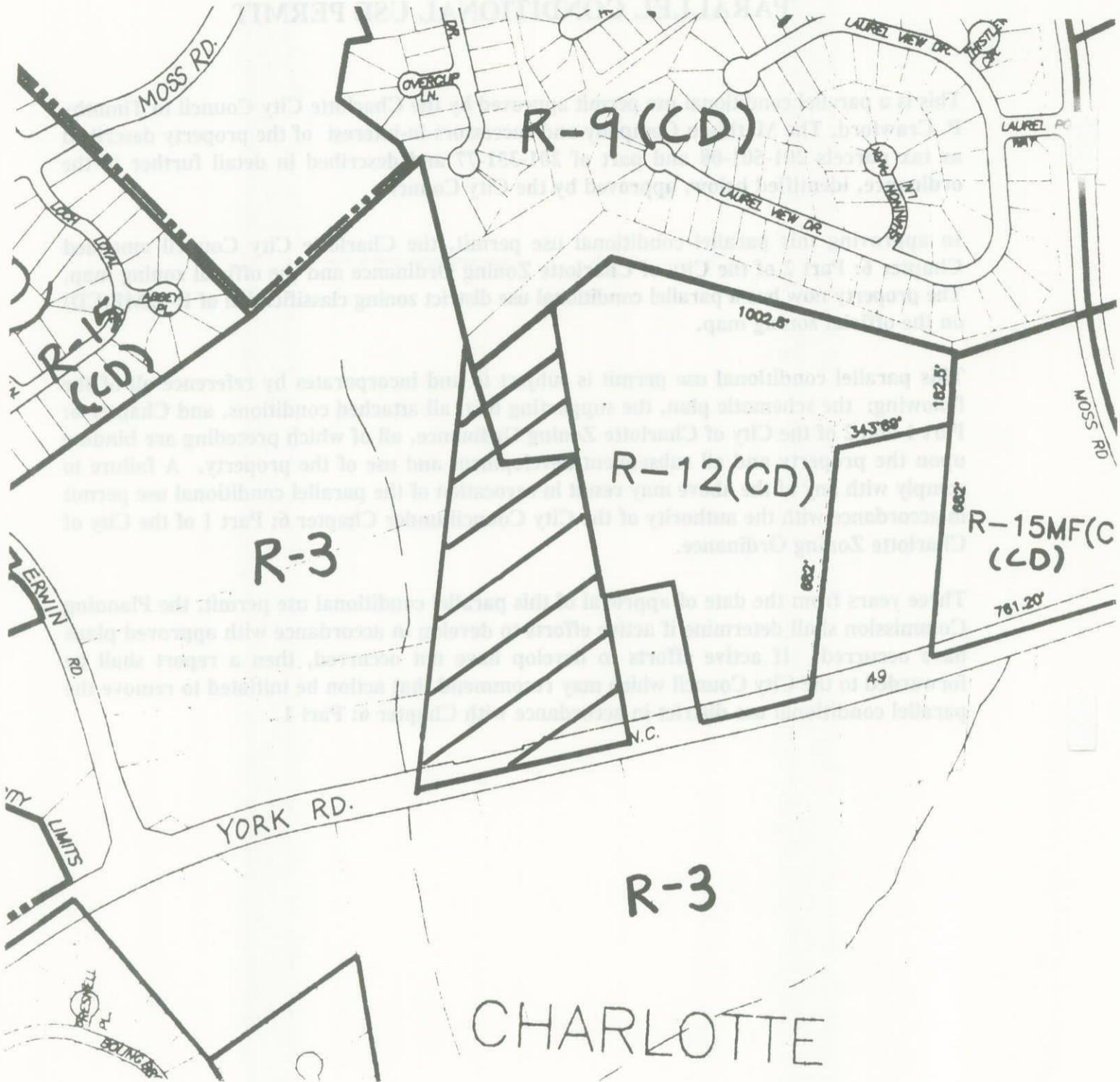
Petitioner: Timothy P. Crawford, The Mathisen Company

Hearing Date: July 20, 1998

Zoning Classification (Existing): R-3 and R-12(CD)

Zoning Classification (Requested): R-8MF(CD) *R-12MF(CD)*

Location: Approximately 11.9 acres located on the north side of York Road, between Moss Road and Erwin Road.



Zoning Map #(s): 155

Scale: 1" = 400'

LEGAL DESCRIPTION

TRACT 1

**BEING** a certain tract of land situated in the Steel Creek Township, Mecklenburg County, North Carolina, located along N.C. Hwy. 49 (York Road) West of Charlotte, N.C. and being all of that certain tract of land deeded to James C. Price and Elizabeth B. Price as recorded in Deed Book 2085 at Page 4 in the Mecklenburg County Registry;

**BEGINNING** at a point in the center of N.C. Hwy. 49 (York Road), said point being located S 72°23'14" W 1607.27 feet from a N.C.G.S. Monument "Produce" NAD 1927, whose coordinates are N 502472.453 and E 1413141.727, said point also being a corner of John Preston, II, DB. 4297, Pg. 84;

**THENCE** with the center of N.C. Hwy. 49 S 72°24'37" W 613.29 feet to a point, said point being a corner of Thomas J. Erwin, DB. 2528, Pg. 521;

**THENCE** along the western line of the tract of land herein described N 02°40'37" E, passing a new iron set at 46.67 feet, passing an old iron found at 267.86 feet (Thomas M. Stewart, DB. 6006, Pg. 42 and Thomas J. Erwin, DB. 2528, Pg. 521 corner), passing an old iron found at 458.78 feet (Thomas M. Stewart, DB. 6006, Pg. 42 and Margaret S. Erwin, DB. 1612, Pg. 473 corner), passing an old iron found at 839.17 feet (CHAR-MECK BOARD OF ED., DB. 6290, Pg. 63, and Margaret S. Erwin corner) for a total distance of 1298.80 feet to an old iron found in the line of Hunters Ridge at the Crossing, Phase 1, Map 1, MB. 25, Page. 342;

**THENCE** with said line S 20°57'07" E 91.49 feet to an old iron found at the southern most corner of said Hunters Ridge at the Crossing, said point also being a western corner of property of John F. Donoghue, Bishop of the Diocese of Charlotte, N.C., DB. 6206, Pg. 151;

**THENCE** with three (3) lines of John F. Donoghue, Bishop, S 20°43'33" E 275.25 feet to an old iron found, N 80°41'08" E 208.06 feet to an old iron found, and S 13°15'22" E 409.52 feet to an old iron found at the northwest corner of John Preston, II, DB. 4297, Pg. 84;

**THENCE** with Preston's line S 13°10'16" E 415.16 feet (passing an old iron at 365.36 feet) to the point or place of Beginning, and containing 10.14 acres of land, more or less.

LEGAL DESCRIPTION

TRACT 2

**BEING** a portion of that certain tract of land situated in Steel Creek Township, Mecklenburg County, North Carolina, conveyed to John F. Donoghue, Bishop of the Diocese of Charlotte, N.C. as recorded in Deed Book 6202, Pg. 151, and being more particularly described as follows;

**BEGINNING** at an old iron found at a common corner of James C. Price (DB. 2085, Pg. 4, Tr. 2) a corner of Hunters Ridge at the Crossing Phase 1 - Map 1 (MB. 25, Pg. 342) and the westernmost corner of the tract herein described;

**THENCE** with a southern line of Hunters Ridge at the Crossing Phase 1 - Map 1 N 46°10'58" E 282.62 feet to a new iron set;

**THENCE** S 13°15'22" E 430.91 feet, a new line to an old iron found at Price's northeast corner;

**THENCE** with Price's line S 80°41'08" W 208.06 feet to an old iron;

**THENCE** with another line of Price, N 20°43'33" W 275.25 feet to the point or place of Beginning, and containing 1.85 acres of land, more or less.

CITY CD

Petition No.98-71  
E. C. Griffith Company

ORDINANCE NO. 1109-Z

**APPROVED BY CITY COUNCIL**

**DATE 9-23-98**

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 20.9 acres located on the west side of Randolph Road at the intersection with Billingsley Road and north of Meadowbrook Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

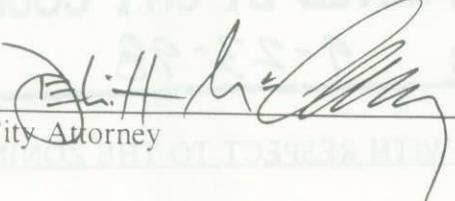
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 677-679B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

SEE ATTACHED

-continued-

Petition No. 98-71  
E. C. Griffith Company

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to E. C. Griffith Company and successors-in-interest of the property described as part of tax parcel 155-141-10 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

Petition #: 98-71

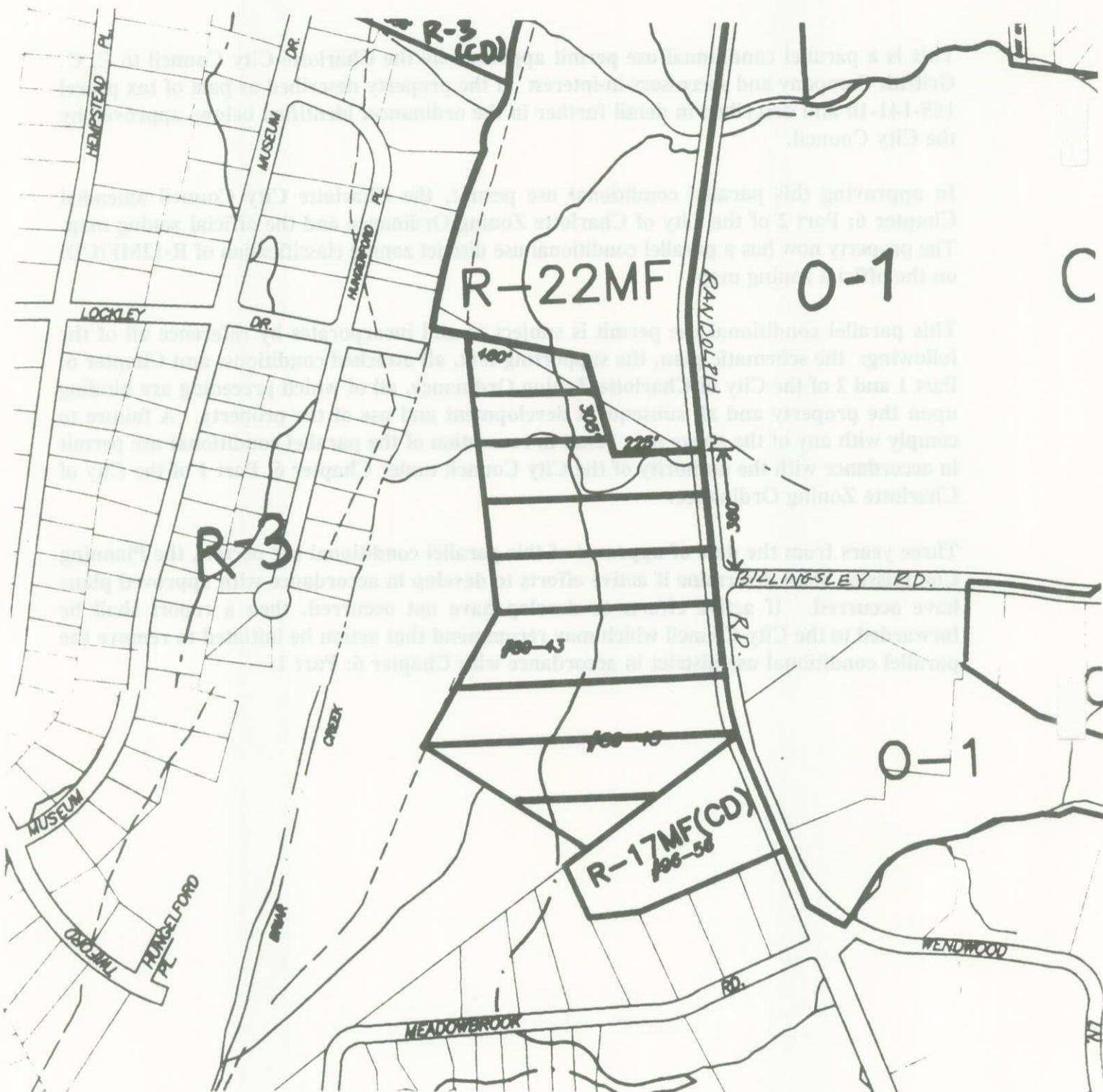
Petitioner: E. C. Griffith Company

Hearing Date: July 20, 1998

Zoning Classification (Existing): R-3

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

Location: Approximately 20.9 acres located on the west side of Randolph Road at the intersection with Billingsley Road and north of Meadowbrook Road.



Zoning Map #(s): 112 & 124

Scale: 1" = 400'

75-111

CITY OF

**Legal Description**

BEGINNING at an iron pin located on the western margin of Randolph Road at the southeasterly most corner of the Eastover Ridge Apartments Project, all as more particularly described in Deed Book 7852 at Page 666 in the Office of the Register of Deeds for Mecklenburg County, North Carolina, and running thence from said Beginning Point along the western margin of Randolph Road 4 courses and distances as follows: (1) S 02-54-03 E 179.12 feet; (2) S 04-36-41 E 341.23 feet; (3) S 05-50-20 E 357.66 feet; and (4) with the arc of a circular curve to the left having a radius of 706.00 feet a distance of 130.32 feet; thence S 54-12-15 W 537.02 feet; thence N 48-52-04 W 534.58 feet; thence N 17-10-01 E 464.68 feet; thence N 01-12-51 E 546.79 feet; thence N 01-41-15 E 279.18 feet; thence with a property line of the Eastover Ridge Apartments Project S 87-24-00 E 347.56 feet to an iron pipe; thence S 06-33-26 E 302.39 feet to an iron pipe; thence N 87-04-49 E 225.00 feet to the Point or Place of the Beginning, containing 20.98 acres, more or less.

WHEREAS, Section 6.204 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.203 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6, Part 1 and a public hearing was held on July 30, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204

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

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

SEE ATTACHED

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

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

-continued-

CITY CD

Petition No.98-73  
Hickory Grove Baptist Church

ORDINANCE NO. 1110-Z

APPROVED BY CITY COUNCIL  
DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 19.9 acres located on the southwest corner of East W. T. Harris Boulevard and Hickory Grove Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

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

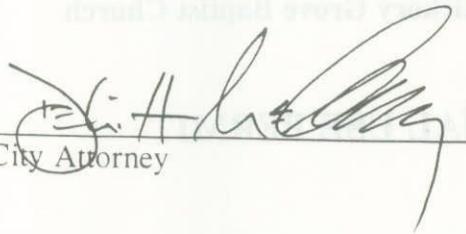
SEE ATTACHED

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

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

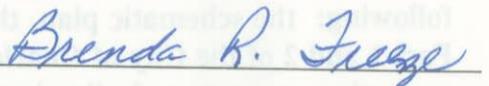
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze, CMC 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 680-682A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.



Brenda R. Freeze, CMC, City Clerk

Petition No. 98-73  
Hickory Grove Baptist Church

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Hickory Grove Baptist Church and successors-in-interest of the property described as tax parcel 103-211-25 and part of 103-211-01 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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



CITY CD

Petition No. 98-75  
Provident Homes, Inc.

ORDINANCE NO: 1111-Z

**APPROVED BY CITY COUNCIL**

DATE 9-23-98

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 10.6 acres located on the east side of Rea Road north of Pineville-Matthews Road (NC 51); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 20, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

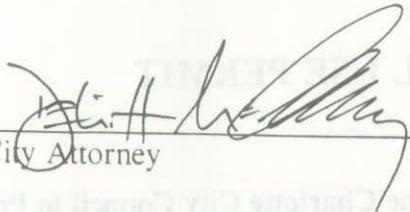
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Brenda R. Freeze, CMC 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 23rd day of September, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 683-685B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 1998.

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

Petition No. 98-75  
Provident Homes, Inc.

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Provident Homes, Inc. and successors-in-interest of the property described as tax parcels 211-251-10 and 211-251-11 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

Petition #: 98-75

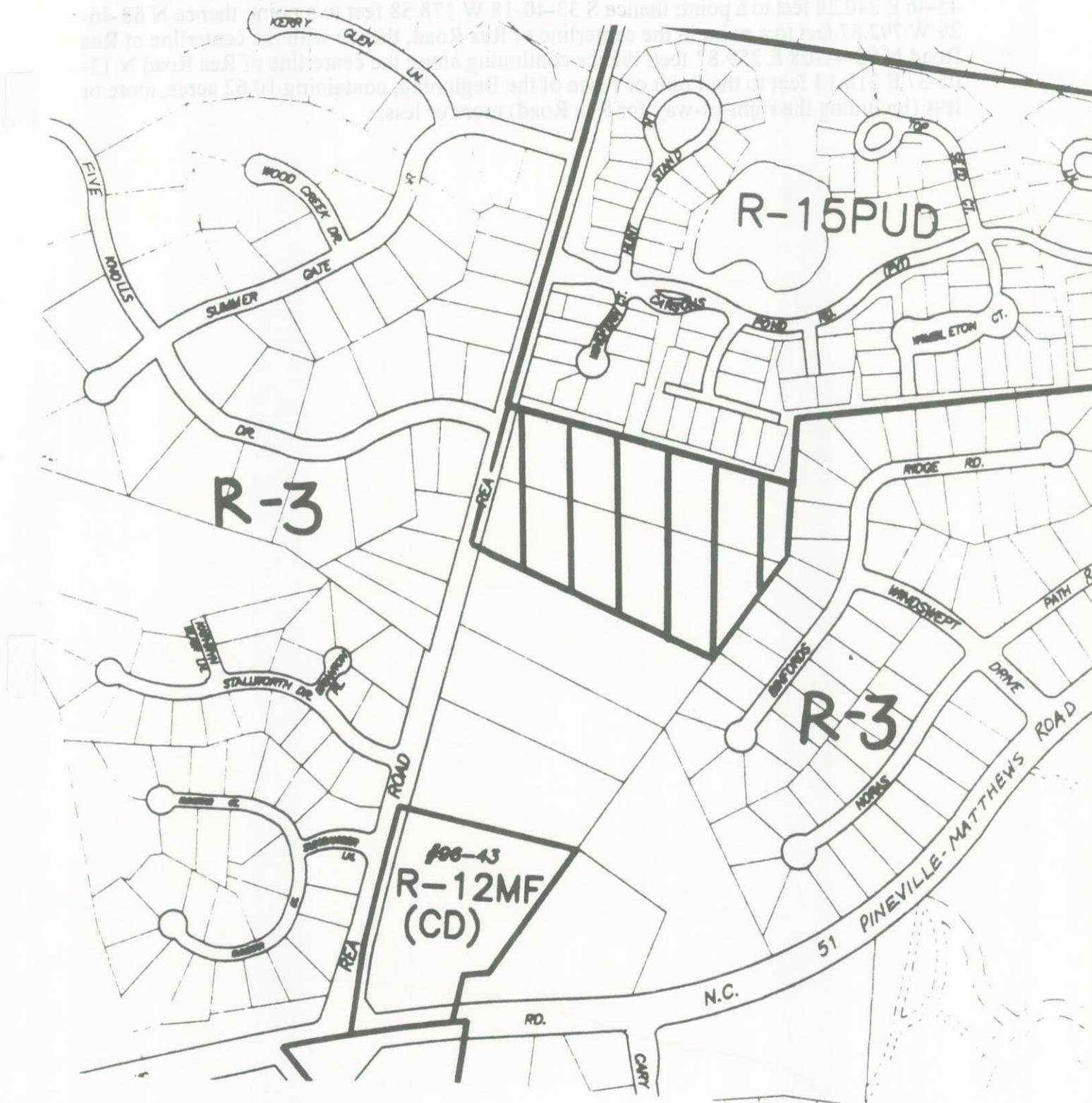
Petitioner: Provident Homes, Inc.

Hearing Date: July 20, 1998

Zoning Classification (Existing): R-3

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

Location: Approximately 10.6 acres located on the east side of Rea Road north of Pineville-Matthews Road (NC 51).



Zoning Map #(s): 166

Scale: 1" = 400'

98-75

**Legal Description**

BEGINNING at a point located on the centerline of Rea Road, said Beginning Point being located at the southwestern corner of the Carsons Pond Planned Unit Development and running thence from said Beginning Point S 77-12-30 E 828.22 feet to a point; thence S 01-45-46 E 240.28 feet to a point; thence S 33-40-18 W 378.58 feet to a point; thence N 68-46-29 W 792.87 feet to a point in the centerline of Rea Road; thence with the centerline of Rea Road N 02-41-08 E 259.87 feet; thence continuing along the centerline of Rea Road N 13-05-37 E 210.14 feet to the Point or Place of the Beginning, containing 10.62 acres, more or less (including the right-of-way for Rea Road) more or less.

