

July 19, 1982
Ordinance Book 31 - Page 313

Ordinance No. 1208

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

An Ordinance Amending the City Code
with respect to the Zoning Ordinance

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

Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1. Amend Article V, Division 1. Off-Street Parking Requirements by adding the following to Section 23-67. Parking Spaces may not be reduced:

"Off-street parking spaces for buildings and uses existing at the time of the adoption of this Article V, which failed to have the minimum parking spaces required by Section 23-62, shall not be reduced when those buildings and uses continue to be in existence."

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

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July, 1982, the reference having been made in Minute Book 78, and recorded in full in Ordinance Book 31, at page 313.

Pat Sharkey
City Clerk

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Petition No. 82-31
Louis W. Otterbourg

ORDINANCE NO. 1209-Z

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-15 to R-15MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being an old iron in the northeast corner of the Maurice W. Owens and wife property recorded in Deed Book 1639 at Page 104 in the Mecklenburg County Registry of Deeds; 1) thence S.73-21-30W. 617.70 feet; 2) thence N.23-48W. 300.60 feet; 3) thence N.73-27E. 614.20 feet; 4) thence S.24-33E. 300.00 feet to point or place of BEGINNING.

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

Approved as to form:

Henry W. Underhill
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of July, 19 82, the reference having been made in Minute Book 78, and recorded in full in Ordinance Book 31, page 314.

Pat Sharkey
City Clerk

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Ordinance Book 31 - Page 315

Petition No. 82-37
Realty Investment Buyers, Inc.

ORDINANCE NO. 1210-Z

AMENDING CHAPTER 23

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 property located on the southwest corner of Little Rock Road and Tuckaseegee Road; and

WHEREAS, the petition for rezoning for a B-1SCD conditional use district as permitted by Section 23-35.2 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, compiled with all the application requirements as specified in Section 23-35(b) and 23-35.2(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on June 21, 1982; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 23-35.2(e):

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

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-12 and B-1SCD to B-1SCD with Site Plan Amendment on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point formed by the centerline intersection of Little Rock Road and Tuckaseegee Road; 1) thence running with the centerline of Little Rock Road a) S.06-03-40W. 199.73 feet; b) S.16-14-50W. 146.61 feet; c) S. 21-43-20W. 284.71 feet; 2) thence N.66-45W. 530.00 feet; 3) thence N.02-19-27E. 312.00 feet; 4) thence N.01-55-10E. 97.19 feet; 5) thence S.81-58-18E. 94.74 feet; 6) thence N.09-41-42E. 295.02 feet to the centerline of Tuckaseegee Road; 7) thence running southeasterly with said centerline a) S.65-24-47E. 120.30 feet; b) S.57-58-57E. 455.90 feet to point or place of BEGINNING.

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

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

APPROVED AS TO FORM:

Henry W. Woodhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July, 1982, the reference having been made in Minute Book 78, and is recorded in full in Ordinance Book 31, at pages 315-316.

Pat Sharkey
City Clerk

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Petition No. 82-42
Vernon P. Keziah and
Elsie C. Keziah

ORDINANCE NO. 1211-Z

AMENDING CHAPTER 23

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 property located at the northwest corner of Tuckaseegee Road and Bradford Drive from R-9 to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on June 21, 1982; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9 to B-1(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the intersection of the centerline of Bradford Drive and the centerline of Tuckaseegee Road; 1) thence westerly with the centerline of Tuckaseegee for a distance of 80.0⁺ feet; 2) thence N.01-10-00E. 261.94 feet; 3) thence N.88-24-00E. 151.82 feet to the centerline of Bradford Drive; 4) thence southerly with the centerline of Bradford Drive for a distance of 225.0⁺ feet to the point or place of BEGINNING.

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

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

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July, 1982, the reference having been made in Minute Book 78, and is recorded in full in Ordinance Book 31, at page s 317-318.

Pat Sharkey
City Clerk