

April 18, 1983  
Ordinance Book 32 - Page 16

Petition No. 82-73  
Shotwell and Partners, Inc.

ORDINANCE NO. 1327-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 a .37 acre site along the easterly right-of-way of Harding Place about 150 feet east of Morehead Street from O-6 to B-2(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 denial 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 December 20, 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 O-6 to B-2(CD) on the Official Zoning Map, City of Charlotte, N. C. the following described property:

BEGINNING at a point, said point being the most southerly corner of the Ogburn Steever property, tax parcel 125-213-28, and also the center line of Little Sugar Creek; 1) thence 236+ feet southwest following the center line of Little Sugar Creek; 2) thence N. 38-35-30 W. 81 feet; 3) thence N. 43-40-00 E. 17 feet; 4) thence N. 10-00-00 E. 212.0+ feet; 5) thence S. 36-38-30 E. 40.0+ 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:

*Deputy* H. Mendenhall jr  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of April, 1983, the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at page 16-17.

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City Clerk

April 18, 1983  
Ordinance Book 32 - Page 18

Petition No. 83-3  
Sugar Creek Investment  
Group

ORDINANCE NO. 1328-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 a 15.99 acre site on the south side of I-85 between Sugar Creek and Graham Street from R-9, I-1(CD) and B-2(CD) to B-2(CD) and I-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 February 21, 1983; 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, I-1(CD) and B-2(CD) to B-2(CD) and I-1(CD) on the Official Zoning Map, City of Charlotte, N. C. the following described property:

CHANGE FROM B-2(CD) to I-1(CD)

BEGINNING at a point on the southerly right-of-way of Interstate Highway 85 said point being S.74-19-47W., 490.30 feet from the northwest corner of the Sugar Creek Corporate Woods property as recorded in Deed Book 4428, Page 885, Office of the Register of Deeds, Mecklenburg County, N.C.; thence S.14-43-28W., 50.0 feet to a point; thence S.20-30-47W., 158.03 feet to a point; thence N.26-07-28W., 60.48 feet to a point; thence N.00-07-32E., 60.0 feet to a point; thence N.40-04-32E., 95.0 feet to a point on the southerly right-of-way of Interstate Highway 85; thence with said right-of-way N.74-19-47E., 34.70 feet to the point of BEGINNING.

CHANGE FROM I-1(CD) to B-2(CD)

BEGINNING at a point on the northerly property line of Block A, J. H. Wilson property as recorded in Map Book 7, Page 593, Office of the Register of Deeds, Mecklenburg County, N. C. said point being N.78-15-32N., 10.0 feet from the northwest corner of Lot 12, Block A, J. H. Wilson property; thence with said property line N.78-15-32W., 58.11 feet to a point; thence N.20-30-47E., 76.18 feet to a point; thence S.26-07-28E., 59.52 feet to a point; thence S.07-38-28E., 30.0 feet to the point of BEGINNING.

CHANGE FROM R-9 to I-1(CD)

BEGINNING at the northwest corner of Lot 12, Block A, J. H. Wilson property as recorded in Map Book 7, Page 593, Office of the Register of Deeds, Mecklenburg County, N. C., thence S.11-44-28W., 199.80 feet to a point on the northerly right-of-way of Wilson Lane; thence crossing Wilson Lane S.29-08-46E., 66.14 feet to a point on the southerly right-of-way of Wilson Lane; thence S.11-44-28W., 212.38 feet to a point; thence N.78-10-41W., 400.05 feet to a point; thence N.78-11-41W., 199.95 feet to a point; thence N.11-44-28E., 211.59 feet to a point; thence N.60-20-23E., 75.60 feet to a point; thence N.11-44-78E., 199.80 feet to a point; thence S.78-15-32E., 500.0 feet to the point of BEGINNING.

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

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

APPROVED AS TO FORM:

*Henry W. Underhill Jr.*  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of April, 1983, the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at page 18-19.

Pat Sharkey  
City Clerk

April 18, 1983  
Ordinance Book 32 - Page 20

Petition No. 83-4  
TBAA, Inc.

ORDINANCE NO. 1329-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 a 24,000 square foot lot at 4235 Providence Road at the corner of Old Sardis Road from R-15MF 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 February 21, 1983; 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-15MF 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 most southerly corner of the Lex Marsh property as it parallels Providence Road, tax parcel 185-121-19; 1) thence N.67-56E. 150 feet; 2) thence S.33-08-25E. 160 feet; 3) thence S.67-56W. 150 feet; 4) thence N.32-34W. 64.18 feet; 5) thence R=2895 feet ARC=95.82 feet to the 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. Underhill, Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of April, 1983, the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at pages 20-21.

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City Clerk

Petition No. 83-5  
Carras Realty

ORDINANCE NO. 1330-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-6MF to O-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the most easterly corner of the Murray J. Lavitan property, tax parcel 171-181-43; 1) thence N.85-38-25W. 142.97 feet; 2) thence N.56-40-21E. 42.65 feet; 3) thence S.72-12-53E. 112.29 feet to the point or place of BEGINNING.

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

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 18th day of April, 1983, the reference having been made in Minute Book 80, and recorded in full in Ordinance Book 32, page 22.

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City Clerk

April 18, 1983  
Ordinance Book 32 - Page 23

Petition No. 83-8  
Paragon Group, Inc.

ORDINANCE NO. 1331-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 B-1 to B-D on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the most northeasterly corner of the Charles O. Chrysler property, tax parcel 145-321-03; 1) thence S.65-03-00E. 34.00 feet; 2) thence S.24-57-00W. 10.00 feet; 3) thence S.59-46-48E. 321.27 feet; 4) thence S.36-46-30E. 89.83 feet; 5) thence S.02-17-00W. 268.02 feet; 6) thence N.49-09-00W. 557.64 feet; 7) thence N.24-57-00E. 176.62 feet to the point or place of BEGINNING.

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

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 18th day of April, 19 83, the reference having been made in Minute Book 80, and recorded in full in Ordinance Book 32, page 23.

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City Clerk



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