

January 18, 1983  
Ordinance Book 31 - Page 449

Petition No. 82-30  
Farmington, Inc.

ORDINANCE NO. 1288-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 2.45 acre tract located at the most southerly corner of Sharon Road and Sharon Hills Road from R-15 to R-15MF(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 May 17, 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-15 to R-15MF(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point at the most southerly corner of Sharon Road and Sharon Hills Road, said point being the intersection of the western right-of-way line of Sharon Hills Road and the southern right-of-way line of Sharon Road; 1) thence S.13-23-50E. 56.05 feet; 2) thence R=1506.37. 278.46 feet; 3) thence R=334.70. 66.17 feet; 4) thence R=578.13. 175.41 feet; 5) thence N.43-28-00W. 218.30 feet; 6) thence N.26-25-10E. 3.89 feet; 7) thence N.42-10-30W. 219.98 feet; 8) thence N.47-31E. 150.58 feet; 9) thence R=1002.27. 232.60 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 18th day of January, 19 83, the reference having been made in Minute Book 79, and is recorded in full in Ordinance Book 31, at pages 499-450.

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City Clerk

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Petition No. 82-26  
Charlotte-Mecklenburg Planning  
Commission

Ordinance No. 1289

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 1, Section 2. Definitions. by changing the period at the end of the sentence in Section 23-2.(22)(c) Identification sign. to a semi-colon and by adding the following:

" ; the name of the non-residential park on which the sign is located."

- 2. Amend Article 1, Section 2. Definitions. by renumbering the existing Section 23-2.(16e) to Section 23-2.(16f) and adding the following new section:

"(16e) Non-residential park. A commercial, office or industrial complex of three or more buildings, or three or more lots of tracts of land."

- 3. Amend Article VI, Division 1. Sign Regulations. by adding the following new Section 23-85(c):

"(c) Non-residential park identification signs in office, business and industrial zones:

- (1) Types of signs permitted: Identification
- (2) Permitted number of signs: One (1) per street front
- (3) Maximum area of signs: Fifty (50) square feet per street front
- (4) Maximum height of signs: Twenty (20) feet inclusive of fill or berm
- (5) Permitted illumination: Lighted signs shall not interfere with the effectiveness of or obscure any official traffic sign, device or signal. Lighted signs shall prevent light from being directed at any street and shall not be of such intensity or brilliance as to cause glare or to impair the vision of drivers (N, M)
- (6) Permitted location: Behind the setback line, provided no portion of any sign shall obstruct cross-visibility at intersections. No sign shall be permitted in the triangular area formed by a diagonal line connecting two points located on intersecting right-of-way lines (or a right-of-way line and a driveway), each point being 35 feet from the intersection, and the two intersecting right-of-way lines (or a right-of-way line and a driveway).

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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 January, 1983, the reference having been made in Minute Book 79, and recorded in full in Ordinance Book 31, at pages 451-452.

Pat Sharkey  
City Clerk

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Petition No. 82-59  
Good Shepherd Lutheran Church, Inc.

ORDINANCE NO. 1290-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 2.196 acre site fronting 440 feet on the northerly side of Albemarle Road about 565 feet east of North Sharon Amity Road from R-9MF to O-15(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 September 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 from R-9MF to O-15(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point on the northerly right-of-way of Albemarle Road, said point being the most southeasterly corner of the Albemarle Road Associates property, tax parcel number 103-011-28; 1) thence N.25-19-10W. 220.20 feet; 2) thence N.73-57-00E. 217.27 feet; 3) thence N.62-33-45E. 187.10 feet; 4) thence S.21-06-00E. 215.00 feet; 5) thence S.8-54-00W. 446.50 feet to the point or place of BEGINNING.

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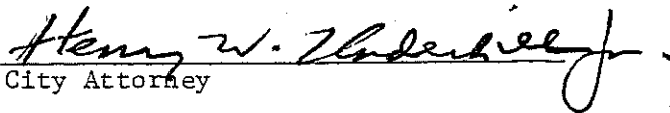
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Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

APPROVED AS TO FORM:

  
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 January, 1983, the reference having been made in Minute Book 79, and is recorded in full in Ordinance Book 31, at pages 453-454.

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City Clerk

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Petition No. 82-75  
Ray C. Mozeley and  
L. E. Pinkerton

ORDINANCE NO. 1291-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 3.837 acre site fronting on Rozzelles Ferry Road about 554 feet west of Ramsey Street from R-6MF to 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 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 R-6MF to I-1(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point along the easterly right-of-way of Rozzelles Ferry Road, said point being the most southwesterly corner of the Leonard Carothers property, tax parcel number 039-034-21; 1) thence N.60-15-20E. 215.22 feet; 2) thence N.66-43-40E. 624.29 feet; 3) thence S.17-13-00W. 385.29 feet; 4) thence S.57-11-17W. 334.84 feet; 5) thence N.30-13-22W. 279.73 feet; 6) thence S.60-16-47W. 212.22 feet; 7) thence N.32-41-00W. 70.00 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 18th day of January, 1983, the reference having been made in Minute Book 79, and is recorded in full in Ordinance Book 31, at pages 455-456.

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City Clerk