

August 20, 1984
Ordinance Book 33 - Page 193

Petition No. 84-58
City of Charlotte

ORDINANCE NO. 1575-Z

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by establishing the UDC-V, R-15, R-PUD, and R-15MF(CD) zoning districts and associated subdivision regulations on the Official Zoning Map, City of Charlotte, North Carolina for the recently annexed Raintree/Providence Plantation area as described in the attached legal description.

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 20th day of August, 1984, Ordinance Book 33, at page 193-209.

Pat Sharkey, City Clerk

August 20, 1984
Ordinance Book 33 - Page 194

LEGAL DESCRIPTION

Raintree/Providence Plantation Area

Beginning at a point in the present City Limit Line, said point being where a line 40 feet east of and parallel with the centerline of Providence Road (N.C. 16) intersects with the easterly boundary line of Lot 2 as shown on recorded Map Book 332, Page 25, said point also being located approximately 1810 feet measured in a northerly direction from the centerline of Pineville-Matthews Road (N.C. 51); thence in a southerly direction following along a portion of the easterly boundary line of Lot 2 as shown on said Recorded Map Book 332, Page 25 as having a bearing and distance of S. 88°-00' E., approximately 1275 feet to a point; thence in a northwesterly direction following along the southerly boundary line of Lot 2 as shown on said recorded Map Book 332, Page 25 as having a bearing and distance of N. 78°-00' W., approximately 220 feet to a point 40 feet east of and normal to the centerline of Providence Road (N.C. 16); thence in a southerly direction following along a line 40 feet east of and parallel with the centerline of Providence Road (N.C. 16) approximately 518 feet to a point 40 feet north of and normal to the centerline of Pineville-Matthews Road (N.C. 51); thence in an easterly direction following along a line 40 feet north of and parallel with the centerline of Pineville-Matthews Road (N.C. 51) approximately 1820 feet to a point, said point being where the easterly boundary line of lot as described in Deed Book 4275, Page 575 (if extended) intersects with said parallel line; thence in a southeasterly direction, crossing Pineville-Matthews Road (N.C. 51) and following along the easterly boundary line of lot as described in Deed Book 4275, Page 575 in eight (8) courses as having a bearing and distance as follows: (1) S. 44°-43'-05" E., approximately 372 feet. (2) S. 20°-06'-32" E., 276.96 feet. (3) S. 24°-03'-00" E., 201.19 feet. (4) S. 50°-16'-26" E., 60 feet. (5) S. 26°-29'-51" E., 321.94 feet. (6) S. 42°-50'-41" E., 161.89 feet. (7) S. 47°-12'-08" E., 151.91 feet. (8) S. 16°-00'-00" E., 125.0 feet to a point, said point being the northeasterly rear corner of Lot 16 in Block 4 as shown on Record Map Book 19, Page 578; thence in a southerly direction following along the rear lot lines of Lots 16, 15, 14, 13, 12, 11, 10 in Block 4 as shown on said Recorded Map Book 19, Page 578 as having a bearing and distance as follows: S. 0°-13'-34" W., 291.87 feet. S. 56°-00'-00" E., 45.0 feet. S. 14°-54'-18" W.,

August 20, 1984
Ordinance Book 33 - Page 195

246.83 feet. S. 20°-00'-00" W., 275.0 feet. S. 14°-10'-00" E., 55.0 feet. S 75°-50'-00" W., 230.0 feet to a point, said point being the southeast rear corner of Lot 9 in Block 4 as shown on Recorded Map Book 19, Page 330; thence in a southerly direction following along the rear lot lines of Lots 9, 8, 7 and a portion of the rear lot line of Lot 6 in Block 4 as shown on said Recorded Map Book 19, Page 330 as having a bearing and distance as follows: S. 75°-50'-00" W., 75.0 feet. N. 76°-30'-23" W., 66.41 feet. S. 75°-15'-17" W., 432.79 feet to a point, said point being the southeast rear corner of Lot 8 in Block 2 as shown on Recorded Map Book 19, Page 329; thence continuing in a southerly direction following along the rear lot lines of Lots 8, 7 in Block 2 as shown on said Recorded Map Book 19, Page 329 as having a bearing and distance of S. 75°-15'-17" W., 560.0 feet to a point 40 feet east of and normal to the centerline of Providence Road (N.C. 16); thence in a southerly direction following along a line 40 feet east of and parallel with the centerline of Providence Road (N.C. 16) approximately 705 feet to a point, said point being where the northerly boundary line of lot as described in Deed Book 4125, Page 311 (if extended) intersects with said parallel line; thence in a southwesterly direction, crossing Providence Road (N.C. 16) and following along the northerly boundary line of lot as described in said Deed Book 4125, Page 311 as having a bearing and distance of S. 34°-41' W., approximately 2004 feet to a point S. 6°-32' E., 283 feet to a point in the center of Four Mile Creek; thence in an easterly direction following along the center of Four Mile Creek approximately 2203 feet, crossing Providence Road (N.C. 16) to a point in the northerly boundary line of Lot 21 as shown on Recorded Map Book 8, Page 67; thence in a northeasterly direction following along a portion of the northerly boundary line of Lot 21 as shown on said Recorded Map Book 8, Page 67 as having a bearing and distance of N. 76°-36'-10" E., approximately 720 feet to a point, said point being the northwesterly rear corner of Lot 4A in Block 5 as shown on Recorded Map Book 17, Page 493; thence in an easterly direction following along the rear lot lines of Lots 4A, 3A, 2A, 1A in Block 5 as shown on said Recorded Map Book 17, Page 493 as having a bearing and distance as follows: N. 74°-57'-10" E., 690.0 feet. S. 47°-49'-30" E., 374.90 feet to a point, said point being the northwest rear corner of Lot 1 in Block 5 as shown on Recorded Map Book 13, Page 253; thence continuing in an easterly direction following along the rear lot lines of Lots 1, 2, 3, 4 in Block 5 as shown on said Recorded Map Book 13, Page 253 as having a bearing and distance as follows: S. 47°-54'-00" E., 265.89 feet. S. 71°-33'-10" E., 354.10 feet to a

August 20, 1984
Ordinance Book 33 - Page 196

point said point being the northwest rear corner of Lot 5 in Block 5 as shown on Recorded Map Book 14, Page 537; thence in an easterly and/or northerly direction following along the rear lot lines of Lots, 5, 7, 8, 9, 10, 11, 12 in Block 5 as shown on said Recorded Map Book 14, Page 537 as having a bearing and distance as follows: S. 71°-33'-10" E., 275.0 feet. N. 37°-28'-40" E., 646.46 feet. N. 38°-35'-30" E., 86.0 feet. N. 6°-25'-10" W., 150.23 feet to a point, said point being the southwest rear corner of Lot 13 in Block 5 as shown on Recorded Map Book 15, Page 65; thence in a northerly direction following along the rear lot lines of Lots 13, 14, 15, 16, 17 in Block 5, the westerly line of Lot 13 in Block 7 as shown on said Recorded Map Book 15, Page 65 as having a bearing of N. 6°-25'-10" W., a total distance of 1387.54 feet, crossing Silver Fox Road to a point in or near the centerline of Four Mile Creek, said point being the northwest rear corner of Lot 13 in Block 7; thence in an easterly direction following along the rear lot lines of Lots 13, 12 in Block 7 and in or near the centerline of Four Mile Creek as shown on said Recorded Map Book 15, Page 65 in six (6) courses as follows: (1) N. 69°-06'-40" E., 311.0 feet. (2) S. 13°-19'-20" E., 37.77 feet. (3) S. 39°-46'-20" E., 117.50 feet. (4) S. 60°-09'-00" E., 225.63 feet. (5) S. 49°-13'-00" E., 48.0 feet. (6) S. 80°-23'-00" E., 144.66 feet to a point; thence in a southerly direction following along the rear lot lines of Lots 11, 10, 9 in Block 7 as shown on said Recorded Map Book 15, Page 65 as having a bearing of S. 6°-22'-00" E., a distance of 938.32 feet to a point, said point being the northwesterly rear corner of Lot 7 in Block 3-B as shown on Recorded Map Book 15, Page 343; thence in an easterly direction following along the rear lot lines of Lots 7, 8, 9, 10, 11 in Block 3-B as shown on said Recorded Map Book 15, Page 343 as having a bearing and distance as follows: N. 76°-22'-00" E., 600.0 feet. S. 48°-44'-46" E., 430.18 feet. S. 37°-30'-00" E., 270.0 feet to a point, said point being the northwest rear corner of Lot 12 in Block 3-B as shown on Recorded Map Book 15, Page 481; thence in an easterly direction following along the rear lot lines of Lots 12, 13 in Block 3-B as shown on said Recorded Map Book 15, Page 481 as having a bearing and distance of S. 37°-30' E., 433.85 feet to a point, said point being the northeast rear corner of Lot 13 in Block 3-B; thence continuing in an easterly direction following along the northerly boundary line of a 5.98 acre recreation area as shown on an unrecorded map of Providence Plantation as follows: N. 56°-27'-35" E., 166.95 feet. S. 61°-45'-00" E., 610.0 feet to a point, said point being the northwest rear corner of Lot 5 in Block 4-D as shown on Recorded Map Book 17, Page 367; thence continuing in an

August 20, 1984
Ordinance Book 33 - Page 197

easterly direction following along the rear lot lines of Lots 5, 4 and a portion of Lot 3 in Block 4-D, the rear lot lines of Lots 2, 1 in Block 4-D, the rear lot lines of Lots 9, 7, 6 in Block 4-C as shown on said Recorded Map Book 17, Page 367 as having a bearing and distance as follows: S. 45°-15' E., 500.0 feet. N. 54°-15'-00" E., 206.30 feet. N. 62°-07'-21" E., 209.74 feet to a point in the centerline of Planter Ridge Road; thence N. 50°-15'-30" E., 202.39 feet; thence with an arc of a circular curve to the left, having a radius of 198.65 feet, an arc distance of 39.46 feet to a point; thence S. 73°-15' E., 215.81 feet. N. 13°-00' E., 200.0 feet. N. 40°-57'-48" E., 527.09 feet. S. 01°-00' E., 62.0 feet. S. 27°-30'-00" E., 212.00 feet to a point, said point being the northern-most corner of lot as described in Deed Book 4496, Page 999; thence in a southerly direction following along the rear lot line of lot as described in said Deed Book 4496, Page 999 as having a bearing and distance as follows: S. 27°-30'-00" E., 168.0 feet. S. 7°-15'-00" E., 290.0 feet to a point in the northerly line of Lot 4 in Block 4-C as shown on Recorded Map Book 17, Page 367; thence continuing in a southerly direction following along the rear lot lines of Lots 4, 3 in Block 4-C as shown on said Recorded Map Book 17, Page 367 as having a bearing and distance as follows: S. 62°-15' E., 65.0 feet. S. 25°-30' E., 70.0 feet. S. 41°-45' E., 45.0 feet. S. 5°-45' W., 55.0 feet to a point; thence in an easterly direction approximately 550 feet to a point, said point being the northwesterly rear corner of Lot 1 in Block D as shown on Recorded Map Book 18, Page 294, said line described above being a line which connects the southeast rear corner of Lot 3 in Block 4-C as shown on Recorded Map Book 17, Page 367 with the northwesterly rear corner of Lot 1 in Block D as shown on Recorded Map Book 18, Page 294; thence continuing in an easterly direction following along the rear lot lines of Lots 1, 2, in Block D, the rear and northerly lot line of Lot 3 in Block D, the northerly lot lines of Lots 1, 3, 4 and a portion of the northerly lot line of Lot 5 in Block A as shown on Recorded Map Book 18, Page 294 as having a bearing and distance as follows: N. 11°-55'-33" E., 352.49 feet. S. 83°-30'-00" E., 370.02 feet crossing Houston Branch Road to a point; thence N. 77°-52'-29" E., 489.61 feet to a point; thence S. 83°-27'-50" E., approximately 510 feet to a corner of lot as described in Deed Book 2046, Page 477; thence in a northeasterly direction following along the southerly boundary line of lot as described in said Deed Book 2046, Page 477 and the southerly boundary line of lot as described in Deed Book 2198, Page 92 as having a bearing and distance of N. 62°-45' E., approximately 530 feet to a point in the southerly

August 20, 1984
Ordinance Book 33 - Page 198

right-of-way margin of Plantation Road; thence continuing in a northeasterly direction approximately 60 feet, crossing Plantation Road to a point in the northealy right-of-way margin of Plantation Road, said point being the southwesterly corner of Lot 22 in Block E as shown on Recorded Map Book 19, Page 184; thence in an easterly direction following along the westerly and northerly lot line of Lot 22, the northerly lot line of Lot 19 in Block E as shown on said Recorded Map Book 19, Page 184 as having a bearing and distance as follows: N. 30°-57' E., 300.0 feet to a point. S. 59°-03' E., 139.45 feet to a point. N. 63°-59'-10" E., 615.19 feet to a point, said point being the northwesterly corner of Lot 9 in Block E as shown on Recorded Map Book 19, Page 183; thence in a northeasterly direction following along the rear lot lines of Lots 9, 8, 7 and a portion of the rear lot line of Lot 6 in Block E as shown on said Recorded Map Book 19, Page 183 as having a bearing and distance as follows: N. 63°-59'-10" E., 526.46 feet to a point. N. 64°-03'-36" E., 315.29 feet to a point. S. 80°-25'-22" E., 28.66 feet to a point said point being the southwest rear corner of lot as described in Deed Book 4348, Page 568; thence in a northwesterly direction following along the rear lot line of lot as described in said Deed Book 4348, Page 568 as having a bearing and distance of N. 4°-58'-20" W., 100.0 feet to a point, said point being the northwest rear corner of lot as described in Deed Book 4348, Page 568; thence in a southeasterly direction following along the northerly lot line of lot as described in said Deed Book 4348, Page 568 as having a bearing and distance as follows: S. 80°-49'-30" E., approximately 246 feet, crossing Weddington Road (S.R. 3468) to a point, said point being located 40 feet east of and normal to the centerline of Weddington Road (S.R. 3468); thence in a southerly direction following along a line 40 feet east of and parallel with the centerline of Weddington Road (S.R. 3468) approximately 2395 feet to a point, said point being where the northerly boundary line of lot as described in Deed Book 1835, Page 457 (if extended) intersects with said parallel line; thence in a northwesterly direction, crossing Weddington Road (S.R. 3468) and following along the northerly boundary line of lot as described in said Deed Book 1835, Page 457 as having a bearing and distance of N. 80°-00' W., approximately 698 feet to a point, said point being the southern most corner of Lot 3 in Block F as shown on Recorded Map Book 19, Page 585; thence in a westerly direction following along a portion of the rear lot line of Lot 3 in Block F, the rear lot lines of Lots 4, 5, 6, 7 in Block F, the rear lot lines of Lots 35, 34, 33 in Block C and the westerly and rear lot line of Lot 32 in Block C, and

August 20, 1984
Ordinance Book 33 - Page 199

the rear lot line of Lot 31 in Block C as shown on Recorded Map Book 19, Page 585 as having a bearing and distance as follows: N. 81°-53'-00" W., 635.0 feet to a point S. 32°-24'-00" W., 120.00 feet. S. 62°-21'-20" W., 626.76 feet, crossing Parham Place to a point S. 17°-38'-10" W., 400.0 feet to a point N. 55°-12'-24" W., 415.84 feet to a point in the rear lot line of Lot 16 in Block C as shown on Recorded Map Book 19, Page 106; thence continuing in a westerly direction following along a portion of the rear lot line of Lot 3 in Block C, the rear lot lines of Lots 15, 14 in Block C as shown on said Recorded Map Book 19, Page 106 as having a bearing and distance as follows: S. 73°-00'-00" W., 275.0 feet to a point N. 83°-27'-50" W., 230.0 feet to a point, said point being the southeast rear corner of Lot 13 in Block C as shown on Recorded Map Book 18, Page 294; thence in a westerly direction following along the rear lot lines of Lots 13, 12, 11, 10, 9, 8, 7, 6 in Block C and the westerly lot line of Lot 1 in Block C as shown on said Recorded Map Book 18, Page 294 as having a bearing and distance as follows: N. 83°-27'-50" W., 710.0 feet to a point S. 40°-10'-00" W., 302.20 feet to a point N. 36°-06'-28" W., approximately 1041 feet to a point, said point being located 40 feet south of and normal to the centerline of Houston Branch Road; thence in a westerly direction following along a line 40 feet south of and parallel with the centerline of Houston Branch Road approximately 600 feet to a point in the easterly boundary line of lot as described in Deed Book 4476, Page 960, said point being located 40 feet south of and normal to the centerline of Houston Branch Road; thence in a southwesterly direction following along the easterly and southerly boundary line of lot as described in said Deed Book 4476, Page 960 and the southerly boundary line of lot as described in Deed Book 4476, Page 935 as having a bearing and distance as follows: S. 23°-30' W., approximately 63 feet to a point S. 59°-12'-20" W., 281.18 feet. S. 59°-12'-20" W., 165.00 feet to a point, said point being the southeasterly rear corner of Lot 6 in Block 4-B as shown on Recorded Map Book 17, Page 367; thence in a southerly direction following along the rear lot line of Lot 6 in Block 4-B as shown on said Recorded Map Book 17, Page 367 as having a bearing and distance of S. 76°-11'-20" W., 175.86 feet to a point in the easterly lot line of Lot 5 in Block 4-B as shown on Recorded Map Book 17, Page 319; thence in a southerly direction following along a portion of the easterly lot line of Lot 5 in Block 4-B, the easterly lot line of Lot 1 in Block 4-B, the easterly lot lines of Lots 1, 2, 3 in Block 4-A as shown on said Recorded Map Book 17, Page 319 as having a bearing and distance as follows: S. 19°-32'-20" E., 390.95 feet to a point in

August 20, 1984
Ordinance Book 33 - Page 200

the centerline of Brook Hollow Road. S. $21^{\circ}-07'-50''$ E., 776.56 feet to a point, said point being the northeasterly corner of Lot 5 in Block 1 as shown on Recorded Map Book 18, Page 123; thence continuing in a southerly direction following along the easterly lot lines of Lots 5, 6, 8, 9, 10 in Block 1 as shown on said Recorded Map Book 18, Page 123 as having a bearing and distance of S. $21^{\circ}-01'-50''$ E., 1005.0 feet to a point, said point being the northeasterly corner of Lot 11 in Block 1 as shown on Recorded Map Book 18, Page 180; thence continuing in a southerly direction following along the easterly lot line of Lot 11 in Block 1, the easterly lot lines of Lots 1, 3, 4, 5 in Block 3 as shown on said Recorded Map Book 18, Page 180 as having a bearing and distance of S. $21^{\circ}-01'-50''$ E., 880.0 feet, crossing Beaucatcher Lane to a point, said point being the southeasterly rear corner of Lot 5 in Block 3; thence in a southwesterly direction following along the southerly lot line of Lot 5 in Block 3 as shown on said Recorded Map Book 18, Page 180 as having a bearing and distance of S. $57^{\circ}-19'-09''$ W., 456.03 feet to a point in the centerline of Gray Moss Road, said point being the southeasterly corner of lot as described in Deed Book 3493, Page 611; thence with the southerly lot line of lot as described in said Deed Book 3493, Page 611, and the southerly lot line of lot as described in Deed Book 4355, Page 133 as having a bearing and distance as follows: S. $57^{\circ}-19'-09''$ W., 176.72 feet to a point S. $69^{\circ}-40'-50''$ W., 50.0 feet to a point S. $69^{\circ}-40'-50''$ W., 213.74 feet to a point in the easterly lot line of Lot 7 in Block 3-F as shown on Recorded Map Book 17, Page 185; thence in a southeasterly direction following along a portion of the easterly lot line of Lot 7 in Block 3-F as shown on said Recorded Map Book 17, Page 185, the easterly lot line of Lot 8 in Block 3-F and the easterly lot line of Lot 8 in Block 3-H as shown on Recorded Map Book 18, Page 14 and the easterly lot line of Lot 7 in Block 3-H as shown on Recorded Map Book 17, Page 470 as having a bearing and distance as follows: S. $20^{\circ}-19'-10''$ E., approximately 270 feet to a point S. $20^{\circ}-19'-10''$ E., 734.23 feet, crossing Brushy Lane to a point S. $20^{\circ}-19'-10''$ E., approximately 301 feet, crossing McKee Road (S.R. 3440) to a point, said point being located 40 feet south of and normal to the centerline of McKee Road (S.R. 3440); thence in a southwesterly direction following along a line 40 feet south of and parallel with the centerline of McKee Road (S.R. 3440) approximately 967 feet, crossing Hartis Road to a point, said point being where a line 40 feet west of and parallel with the centerline of Kuykendall Road (S.R. 3441), if extended intersect with said line 40 feet south of and parallel with the centerline of McKee Road (S.R. 3440);

August 20, 1984
Ordinance Book 33 - Page 201

thence in a northwesterly direction crossing McKee Road (S.R. 3440) and following a line 40 feet west and or south of and parallel with the centerline of Kuykendall Road (S.R. 3441) approximately 4373 feet, crossing Providence Forest Lane to a point in the easterly boundary line of lot as described in Deed Book 4174, Page 990, said point being located 40 feet south of and normal to the centerline of Kuykendall Road (S.R. 3441); thence in a southwesterly direction following along the easterly boundary line and the southerly boundary line of lot as described in said Deed Book 4174, Page 990 as having a bearing and distance as follows: S. 6°-32'-30" W., approximately 484 feet to a point N. 85°-48' W., 398.34 feet to a point in the easterly boundary line of lot as described in Deed Book 2618, Page 259; thence in a southerly direction following a portion of the easterly boundary line of lot as described in said Deed Book 2618, Page 259 as having a bearing and distance of S. 5°-23'-30" W., approximately 97 feet to a point, said point being the northeast rear corner of lot as described in Deed Book 2749, Page 247; thence in a southerly or westerly direction following along the easterly and the southerly lot line of lot as described in said Deed Book 2749, Page 247 as having a bearing and distance as follows: S. 5°-23'-30" W., 289.69 feet to a point N. 79°-19'-20" W., 276.14 feet to a point N. 16°-31' W., approximately 122 feet to a point 40 feet south of and normal to the centerline of Country Lane; thence in a westerly direction following along a line 40 feet south of and parallel with the centerline of Country Lane approximately 2680 feet, crossing Loma Linda Lane to a point in the easterly right-of-way margin of Providence Road (N.C. 16); thence in a westerly direction approximately 30 feet to a point in the centerline of Providence Road (N.C. 16), said point being the southeast corner of lot as described in Deed Book 3135, Page 483; thence continuing in a westerly direction following along the southerly lot lines of lot as described in said Deed Book 3135, Page 483 in eight (8) courses as follows: (1) N. 71°-30' W., 146.79 feet, crossing the westerly right-of-way margin of Providence Road to a point. (2) S. 30°-45' W., 332.0 feet to a point. (3) N. 40°-01'-20" W., 130.71 feet to a point. (4) N. 48°-41'-30" W., 206.03 feet to a point. (5) N. 75°-07'-40" W., 402.32 feet to a point. (6) S. 88°-51'-20" W., 124.28 feet to a point. (7) N. 83°-34' W., 246.05 feet to a point. (8) N. 18°-02' 30" W., 88.0 feet to a point, said point being the southeast corner of a tract of land designated as Common Area - Open Space as shown on Recorded Map Book 18, Page 105; thence continuing in a westerly direction following along the southerly line of said tract of land designated as Common Area - Open Space as shown on Recorded Map

August 20, 1984
Ordinance Book 33 - Page 202

Book 18, Page 105 in seven (7) courses as follows: (1) N. 64°-30'-00" W., 122.0 feet. (2) N. 21°-30' W., 67.0 feet. (3) N. 84°-00' W., 89.0 feet. (4) S. 76°-30'-00" W., 143.52 feet. (5) N. 56°-30' W., 63.62 feet. (6) N. 71°-25'-51" W., 68.0 feet. (7) S. 51°-15'-00" W., 178.78 feet to a point, said point being the southeast corner of a tract of land designated as Common Area - Open Space as shown on Recorded Map Book 18, Page 93; thence continuing in a westerly direction following along the southerly line of said tract of land designated as Common Area - Open Space as shown on Recorded Map Book 18, Page 93 in eight (8) courses as follows: (1) S. 51°-15'-00" W., 66.22 feet. (2) S. 34°-30'-00" W., 117.0 feet. (3) N. 64°-30' 00" W., 133.0 feet. (4) S. 17°-50' W., 79.0 feet. (5) S. 71°-30' W., 97.0 feet. (6) S. 88°-10' W., 45.0 feet. (7) N. 40°-23'-20" W., 167.0 feet. (8) S. 65°-15'-10" W., 444.25 feet to a point, said point being the southeast corner of a tract of land designated as Common Area - Open Space as shown on Recorded Map Book 18, Page 90; thence continuing in a westerly direction following along the southerly line of said tract of land designated as Common Area - Open Space as shown on Recorded Map Book 18, Page 90 in thirteen (13) courses as follows: (1) S. 54°-30' W., 192.0 feet. (2) N. 66°-00' W., 186.0 feet. (3) S. 56°-00' W., 65.0 feet. (4) N. 68°-15' W., 88.0 feet. (5) S. 49°-00' W., 85.0 feet. (6) N. 62°-00' W., 65.0 feet. (7) S. 63°-00' W., 69.0 feet. (8) N. 63°-30' W., 190.0 feet. (9) N. 77°-45' W., 102.0 feet. (10) N. 68°-30' W., 378.0 feet. (11) N. 75°-10'-00" W., 245.0 feet. (12) N. 19°-54'-10" W., 63.07 feet. (13) S. 83°-06'-50" W., 48.86 feet to a point, said point being the northern-most corner of Lot 31 in Block A as shown on Recorded Map Book 19, Page 422; thence in a southerly direction following along the rear lot lines of Lots 31, 32, 33, 34, 42, 43, 44 in Block A as shown on said Recorded Map Book 19, Page 422 as having a bearing and distance as follows: S. 37°-19'-17" E., 510.0 feet. S. 52°-40'-43" E., 285.0 feet. S. 7°-10'-00" E., 255.0 feet. S. 1°-15'-00" E., 245.0 feet. S. 52°-30'-00" W., 292.13 feet. S. 2°-38'-20" W., 45.03 feet to a point, said point being the northeast rear corner of Lot 50 in Block A as shown on Recorded Map Book 19, Page 421; thence continuing in a southerly direction following along the rear lot lines of Lots 50, 51, 52, 55 in Block A as shown on said Recorded Map Book 19, Page 421 as having a bearing and distance as follows: S. 2°-38'-20" W., 148.23 feet. S. 27°-16'-10" W., 166.70 feet. S. 49°-33'-10" W., 216.56 feet. S. 15°-50'-00" W., 70.0 feet. S. 40°-45'-20" E., 30.22 feet to a point, said point being a corner of lot as described in Deed Book 4341, Page 918; thence in an easterly direction following along the northerly

August 20, 1984
Ordinance Book 33 - Page 203

lot line of lot as described in said Deed Book 4341, Page 918 as having a bearing and distance as follows: S. $63^{\circ}-01'-40''$ E., 55.28 feet. N. $74^{\circ}-26'-00''$ E., 55.0 feet. N. $69^{\circ}-37'-10''$ E., 83.68 feet. N. $56^{\circ}-01'-20''$ E., 66.30 feet. N. $83^{\circ}-07'-50''$ E., 56.14 feet. S. $67^{\circ}-23'-35''$ E., 81.04 feet. S. $75^{\circ}-28'-40''$ E., 61.99 feet. N. $89^{\circ}-17'-40''$ E., 29.47 feet. S. $14^{\circ}-41'-20''$ E., 44.81 feet. S. $33^{\circ}-49'$ E., 62.89 feet. S. $89^{\circ}-48'-55''$ E., 393.82 feet. N. $72^{\circ}-26'-50''$ E., 55.90 feet to a point, said point being the northeast corner of lot as described in said Deed Book 4341, Page 918; thence in a southerly direction following along the easterly lot line of lot as described in said Deed Book 4341, Page 918 as having a bearing and distance as follows: S. $12^{\circ}-03'-10''$ E., 131.13 feet. S. $2^{\circ}-40'-23''$ W., 530.0 feet to a point in the northerly lot line of Lot 23 as shown on Recorded Map Book 6, Page 893; thence in a southeasterly direction following along the northerly lot lines of Lots 23, 22 as shown on said Recorded Map Book 6, Page 893 as having a bearing of S. $87^{\circ}-09'$ E., approximately 80 feet to a point, said point being the northwest corner of Lot 3 as shown on Recorded Map Book 4, Page 281; thence in a northeasterly direction following along the northerly lot line of Lot 3 as shown on said Recorded Map Book 4, Page 281 as having a bearing and distance of N. $88^{\circ}-45'$ E., 1450 feet to a point, said point being the northeast corner of Lot 3; thence in a southwest direction following along the easterly lot line of Lot 3 as shown on said Recorded Map Book 4, Page 281 as having a bearing of S. $3^{\circ}-00''$ W., approximately 2358 feet, crossing Providence Road West (S.R. 3626), said point being located 40 feet south of and normal to the centerline of Providence Road West (S.R. 3626); thence in a westerly direction following along a line 40 feet south of and parallel with the centerline of Providence Road West (S.R. 3626) approximately 3380 feet, crossing Tom Short Road (S.R. 3628) to a point, said point being where the westerly boundary line of lot as described in Deed Book 2339, Page 157 (if extended) intersects with said parallel line; thence in a northerly direction, crossing Providence Road West (S.R. 3626) and following along the westerly boundary line of lot as described in said Deed Book 2339, Page 157 as having a bearing of N. $2^{\circ}-18''$ E., a distance of approximately 926 feet to a point, said point being the southeast rear corner of Lot 15 as shown on Recorded Map Book 19, Page 291; thence in a westerly direction following along the southerly lot line of Lot 15 as shown on said Recorded Map Book 19, Page 291 as having a bearing and distance of N. $86^{\circ}-39'-22''$ W., 155 feet to a point in the westerly right-of-way margin of Fairway Ridge Road; thence N. $55^{\circ}-01'-57''$ W., 58.73 feet to a point in the

easterly right-of-way margin of Fairway Ridge Road; thence in a westerly direction following along the rear lot lines of Lots 14, 13, 12 as shown on said Recorded Map Book 19, Page 291 as having a bearing and distance as follows: S. 83°-10' W., 255.0 feet, N. 73°-09' W., approximately 122 feet, crossing Four Mile Creek Road to a point, said point being located 40 feet west of and normal to the centerline of Four Mile Creek Road; thence in a northerly direction following along a line 40 feet west of and parallel with the centerline of Four Mile Creek Road approximately 183 feet to a point, said point being where a line 35 feet north of and parallel with the centerline of Green Tee Lane (if extended) intersects with said line 40 feet west of and parallel with the centerline of Four Mile Creek Road; thence in an easterly direction, crossing Four Mile Creek Road and following along a line 35 feet north of and parallel with Green Tee Lane, approximately 183 feet to a point in the rear lot line of Lot 11 as shown on Recorded Map Book 19, Page 291, said point being located 35 feet north of and normal to the centerline of Green Tee Lane; thence in a northerly direction following along the rear lot lines of Lots 11, 10, 9, 8, 7, 6, 5, 4 as shown on said Recorded Map Book 19, Page 291 as having a bearing and distance as follows: N. 33°-45'-34" E., approximately 53 feet, N. 8°-00'-20" E., 72.41 feet. N. 6°-22'-05" E., 281.48 feet. N. 15°-17'-51" E., 277.68 feet. N. 49°-30'-34" E., 78.51 feet to a point, said point being the southwest rear corner of Lot 3 in Section IV as shown on Recorded Map Book 19, Page 137; thence in a northerly direction following along the rear lot lines of Lots 3, 2, 1 in Section IV, the rear lot lines of Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1 in Section III as shown on said Recorded Map Book 19, Page 137 as having a bearing and distance as follows: N. 10°-34'-44" E., 186.56 feet. N. 19°-20'-26" E., 921.27 feet. N. 3°-09'-15" E., 172.08 feet to a point, said point being the southwest rear corner of Lot 26 as shown on Recorded Map Book 18, Page 276; thence in a northerly direction following along the rear lot line of Lot 26 as shown on said Recorded Map Book 18, Page 276 as having a bearing and distance of N. 3°-09'-15" E., 10.0 feet to a point, said point being the southeast rear corner of Lot 25 as shown on said Recorded Map Book 18, Page 276; thence in a northwesterly direction following along the rear lot lines of Lots 25, 24 and a portion of the rear lot line of Lot 23 as shown on said Recorded Map Book 18, Page 276 as having a bearing and distance as follows: N. 82°-59'-36" W., 284.95 feet to a point in the easterly boundary line of a tract of land designated as Golf Course Common Area as shown on said Recorded Map Book 18, Page 276; thence following along the boundary line of said

August 20, 1984
Ordinance Book 33 - Page 205

tract of land designated as Golf Course Common Area in five (5) courses as follows: (1) S. 14°-09'-47" E., 77.73 feet. (2) N. 52°-05'-50" W., 124.58 feet. (3) N. 17°-12'-20" W., 127.71 feet. (4) N. 37°-59'-45" W., 164.69 feet. (5) N. 15°-45'-25" W., approximately 170 feet to a point in the southerly boundary of a 98.379 acre tract of land as described in Deed Book 3191, Page 417; thence in a northwesterly direction following along a portion of the southerly boundary line of the said 98.379 acre tract of land as described in Deed Book 3191, Page 417 as having a bearing of N. 74°-47'-30" W. approximately 1190 feet, crossing Four Mile Creek Road to a point in the rear lot line of Lot 61 as shown on Recorded Map Book 19, Page 146; thence in a southwesterly direction following along a portion of the rear lot line of Lot 61 as shown on Recorded Map Book 19, Page 146 as having a bearing and distance as follows: S. 49°-50' W., approximately 140 feet. S. 67°-35' W., 90.0 feet, said point being the southern-most rear corner of Lot 61; thence in a northwesterly direction following along a portion of the rear lot lines of Lots 61, 60 as shown on said Recorded Map Book 19, Page 146 as having a bearing of N. 2°-05'-37" W. a distance of approximately 165 feet; thence continuing in a northwesterly direction following along a portion of the southerly boundary line of a 98.379 acre tract of land as described in Deed Book 3191, Page 417 as having a bearing of N. 74°-47'-30" W., a distance of approximately 150 feet to a point, said point being the southeast corner of Tract No. H as shown on Recorded Map Book 4, Page 169; thence in a southwest direction following a portion of the southerly boundary line of Tract No. H as shown on said Recorded Map Book 4, Page 169 as having a bearing of S. 70°-45' W., a distance of approximately 140 feet to a point in the southerly right-of-way margin of Payton Randolph Drive, said point being the northeast corner of Lot 57 as shown on Recorded Map Book 19, Page 473; thence in a southerly direction following along the easterly lot line of Lot 57 as shown on said Recorded Map Book 19, Page 473 as having a bearing and distance as follows: S. 34°-55' E., 146.54 feet. S. 2°-26'-42" W., 185.0 feet to a point, thence in a southerly direction following along a portion of the rear lot line of Lot 52 and the rear lot lines of Lot 51 as shown on Recorded Map Book 19, Page 529 as having a bearing and distance as follows: S. 2°-25'-42" W., 77.0 feet. S. 63°-16'-45" E., 137.46 feet. S. 21°-40'-00" E., 30.0 feet to a point, said point being the northeasterly rear corner of Lot 50 as shown on Recorded Map Book 19, Page 610; thence in a southerly direction following along the rear lot lines of Lots 50, 49, 48 as shown on said Recorded Map Book 19, Page 610 as having a bearing and

August 20, 1984
Ordinance Book 33 - Page 206

distance as follows: S. $21^{\circ}-40'-40''$ E., 163.20 feet. S. $30^{\circ}-34'-45''$ W., 73.76 feet. S. $0^{\circ}-21'-26''$ W., 139.30 feet. S. $4^{\circ}-52'-24''$ E., 85.0 feet. S. $51^{\circ}-10'$ W., 60.0 feet; thence in a northerly direction following along the westerly lot line of Lot 48 as shown on said Recorded Map Book 19, Page 610 as having a bearing and distance as follows: N. $47^{\circ}-15'$ W., 160.0 feet. N. $26^{\circ}-20'-37''$ W., approximately 82 feet to a point, said point being 10 feet south of and normal to the southerly right-of-way margin of William Penn Lane; thence in a westerly direction following along a line 10 feet south of and parallel with the southerly right-of-way margin of William Penn Lane approximately 12 feet to a point in the easterly lot line of Lot 47 as shown on said Recorded Map Book 19, Page 610, said point being located 10 feet south of and normal to the southerly right-of-way margin of William Penn Lane; thence in a southerly direction following along the easterly and the southerly lot line of Lot 47 as having a bearing and distance as follows: S. $11^{\circ}-57'-21''$ E., approximately 85 feet. S $54^{\circ}-45'$ W., 139.0 feet to a point; thence in a northwesterly direction following along the westerly lot lines of Lots 47, 46 as shown on said Recorded Map Book 19, Page 610 as having a bearing and distance of N. $60^{\circ}-54'-30''$ W., 210.15 feet to a point, said point being the southeast rear corner of Lot 45 as shown on Recorded Map Book 19, Page 529; thence in a northwesterly direction following along the rear lot lines of Lots 45, 44, 43, 42, 41 and a portion of the rear lot line of Lot 40 as shown on said Recorded Map Book 19, Page 529 as having a bearing and distance as follows: N. $50^{\circ}-54'-30''$ W., 32.0 feet. N. $42^{\circ}-26'-15''$ W., 561.74 feet. N. $36^{\circ}-15'-16''$ W., 102.81 feet to a point, said point being the southern-most corner of Lot 35 as shown on Recorded Map Book 20, Page 8; thence continuing in a northwesterly direction following along the rear lot lines of Lots 35, 34, 33 as shown on said Recorded Map Book 20, Page 8 as having a bearing and distance as follows: N. $36^{\circ}-15'-16''$ W., 213.0 feet. N. $14^{\circ}-40'-25''$ W., 288.30 feet to a point in the westerly boundary line of lot as described in Deed Book 3762, Page 34; thence in a northerly direction following along a portion of the westerly boundary line of lot as described in said Deed Book 3762, Page 34 in nine (9) courses as follows: (1) N. $14^{\circ}-14'-30''$ W., 213.0 feet. (2) N. $34^{\circ}-30'$ W., 135.0 feet. (3) N. $81^{\circ}-00'$ W., 85.0 feet. (4) N. $43^{\circ}-30'$ W., 130.0 feet. (5) N. $2^{\circ}-00'$ W., 65.0 feet. (6) N. $38^{\circ}-30'$ W., 135.0 feet. (7) N. $8^{\circ}-00'$ E., 190.0 feet. (8) N. $67^{\circ}-30'$ E., 85.0 feet. (9) N. $1^{\circ}-45'$ W., 375.0 feet to a point in the centerline of Four Mile Creek; thence in an easterly direction following along the centerline of Four Mile Creek approximately 1850 feet to a point, said point

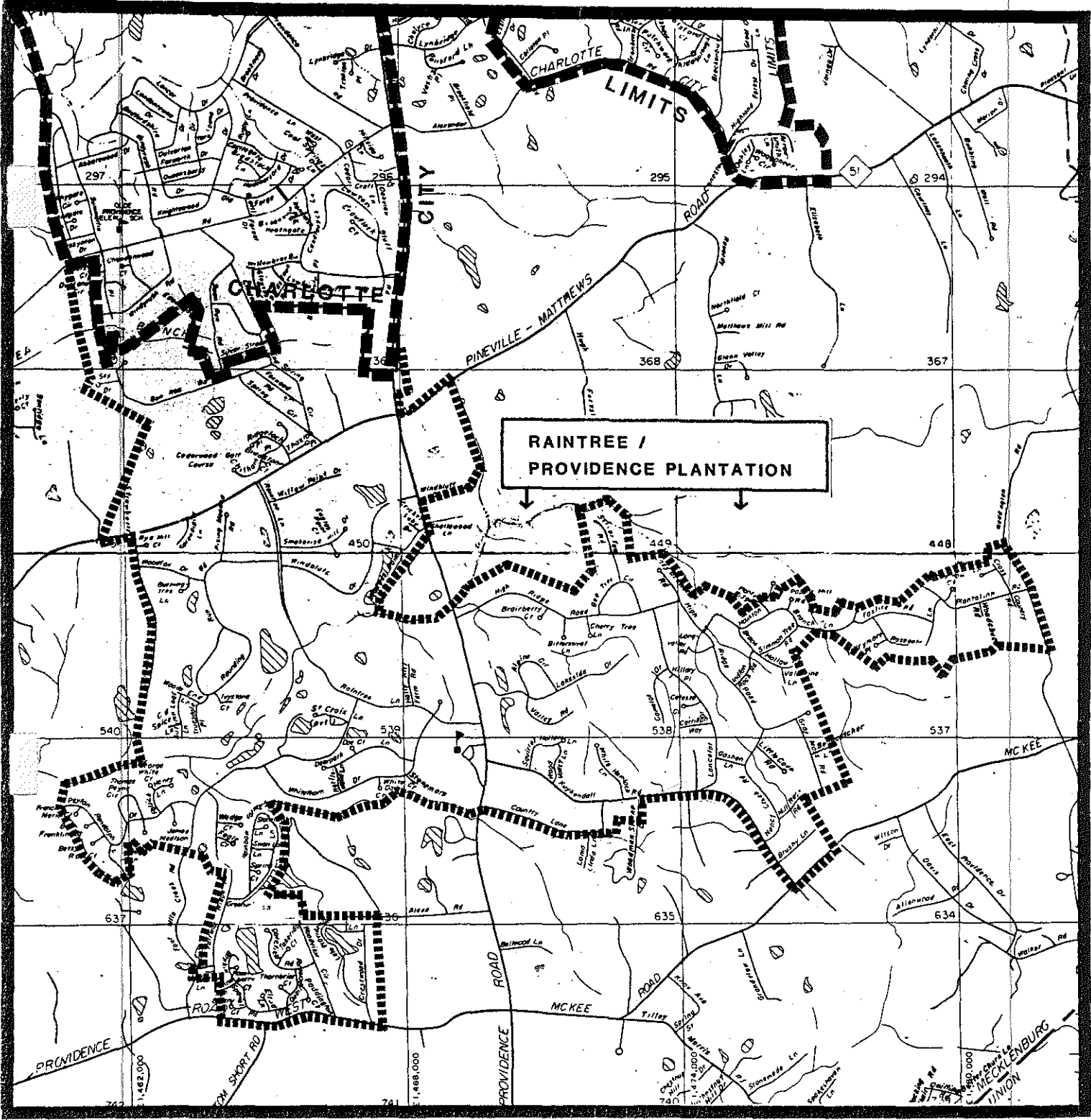
August 20, 1984
Ordinance Book 33 - Page 207

being the southwest corner of a tract of land designated as Common Area as shown on Recorded Map Book 19, Page 105; thence following along the westerly boundary line of said tract of land designated as Common Area as shown on Recorded Map Book 19, Page 105 as having a bearing and distance of N. 20°-04'-40" W., 225.92 feet to a point, said point being the southern-most corner of Lot 44 as shown on Recorded Map Book 19, Page 334; thence in a northerly direction following along the rear lot lines of Lots 44, 45, 46, 47, 48, 49 in Block 1 as having a bearing and distance as follows: N. 20°-04'-40" W., 352.38 feet. N. 16°-40'-18" E., 328.0 feet to a point, said point being the southwest rear corner of Lot 50 in Block 1 as shown on Recorded Map Book 19, Page 333; thence continuing in a northerly direction following along the rear lot line of Lot 50 in Block 1, the rear lot lines of Lots 21, 20, 19, 18, 17, 16, 14, 13 in Block 3 as shown on said Recorded Map Book 19, Page 333 as having a bearing and distance of N. 16°-40'-18" E., 1045.22 feet, crossing Drake Terrace to a point, said point being the southwest corner of a tract of land as shown on Recorded Map Book 15, Page 221; thence following the westerly boundary line as shown on said Recorded Map Book 15, Page 221 as having a bearing and distance of N. 7°-59' E., 1046.65 feet to a point, said point being the southwest corner of lot as described in Deed Book 2906, Page 561; thence in a northerly direction following along the westerly boundary line of lot as described in said Deed Book 2906, Page 561 and the westerly boundary line of lot as described in Deed Book 4098, Page 64 as having a bearing and distance as follows: N. 5°-40'-50" E., 145.16 feet. N. 20°-55'-10" W., 180.0 feet to a point in the westerly right-of-way margin of Strawberry Lane; thence in a westerly direction 10.0 feet to a point, said point being located 40 feet west of and normal to the centerline of Strawberry Lane; thence in a northerly direction following along a line 40 feet west of and parallel with the centerline of Strawberry Lane, approximately 1850 feet to a point, said point being located 60 feet south of and normal to the centerline of Pineville-Matthews Road (N.C. 51); thence in a westerly direction following along a line 60 feet south of and parallel with the centerline of Pineville-Matthews Road (N.C. 51) approximately 891 feet to a point, said point being where the westerly boundary line of lot as described in Deed Book 3843, Page 641 (if extended) intersects with said parallel line 60 feet south of Pineville-Matthews Road (N.C. 51); thence in a northerly direction, crossing Pineville-Matthews Road (N.C. 51) and following along the westerly boundary line of lot as described in said Deed Book 3843, Page 641 N. 23°-48' 20" E., approximately 3112 feet to a

August 20, 1984
Ordinance Book 33 - Page 208

point, said point being the southern-most corner of Lot 21 in Block 1 as shown on Recorded Map Book 6, Page 933; thence in a northwesterly direction following along the rear lot lines of Lots 21 through 27 in Block 1, the rear lot lines of Lots 31 through 34 as shown on said Recorded Map Book 6, Page 933 N. $66^{\circ}-58'$ W., 1672.82 feet to a point, said point being the southern-most corner of lot as described in Deed Book 3182, Page 187; thence in a northeasterly direction following along the southerly boundary line of lot as described in said Deed Book 3182, Page 187 as having a bearing and distance of N. $50^{\circ}-42'-00''$ E., 304.32 feet to a point, said point being the southwest corner of lot as described in Deed Book 3182, Page 179; thence in a northwesterly direction following along the westerly boundary line of lot as described in said Deed Book 3182, Page 179 as having a bearing and distance as follows: N. $13^{\circ}-10'-49''$ W., 982.19 feet. N. $6^{\circ}-28'-00''$ W., approximately 1640 feet, crossing Rea Road (S.R. 3624) to a point, said point being 40 feet north of and normal to the centerline of Rea Road (S.R. 3624); thence in an easterly direction following along a line 40 feet north of and parallel with the centerline of Rea Road (S.R. 3624), approximately 120 feet to a point in the present City Limit Line, said point being located where a line 40 feet north of and parallel with the centerline of Rea Road (S.R. 3624) intersects with the westerly boundary line of Lot 9 in Block 23 of Olde Providence No. 8 Subdivision as shown on Recorded Map Book 15, Page 133.

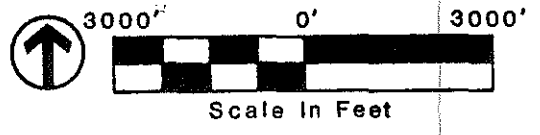
August 20, 1984
Ordinance Book 33 - Page 209



PROPOSED ANNEXATION AREA

RAINTREE / PROVIDENCE PLANTATION

- Existing City Limits
- Proposed City Limits



August 20, 1984
Ordinance Book 33 - Page 210

Petition No. 84-40
Colonial Storage Centers

ORDINANCE NO. 1576-Z

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 2.7 acre site along the west side of Delta Road just north of Albemarle Road from R-12MF and B-2 to B-D(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, 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 1300 and a public hearing was held on May 21, 1984; 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 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on 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 Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12MF and B-2 to B-D(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most northwesterly corner of the Mrs. A. E. McReary property, tax parcel 103-251-02; 1) thence N.81-00-00W., 495.0 feet; 2) thence N.25-14-10E., 204.0 feet; 3) thence N.89-15-20E., 406.0 feet; 4) thence S.0-44-40E., 265.0 feet to the point or place of BEGINNING.

August 20, 1984
Ordinance Book 33 - Page 211

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.
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of August 19 84, the reference having been made in Minute Book 82, and recorded in full in Ordinance Book 33, beginning on Page 210-211.

Pat Sharkey
City Clerk

212

August 20, 1984
Ordinance Book 33 - Page 212

Petition No. 84-49
Joseph J. Estwanik

ORDINANCE NO. 1577-Z

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 .74 acre site along the south side of Billingsley Road just west of the Weeping Willow A.M.E. Zion Church from R-6MF to O-15(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, 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 1300 and a public hearing was held on July 16, 1984; 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 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on 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 Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF to O-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most northwesterly corner of the Mecklenburg County ABC Board property, tax parcel 157-072-35; 1) thence R=1397.46 feet A=94.52 feet; 2) thence S.80-10-13E., 19.72 feet; 3) thence S.04-19-45W., 304.77 feet; 4) thence N.61-13-15W., 34.10 feet; 5) thence N.60-58-45W., 40.0 feet; 6) thence N.61-34-30W., 50.09 feet; 7) thence N.04-08-40E., 260.96 feet to the point or place of BEGINNING.

August 20, 1984
Ordinance Book 33 - Page 213

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.
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of August, 1984, the reference having been made in Minute Book 82, and recorded in full in Ordinance Book 33, beginning on Page 212-213.

Pat Sharkey
City Clerk

August 20, 1984
Ordinance Book 33 - Page 214

Petition No. 84-51
Sharon Amity Partners

ORDINANCE NO. 1578-Z

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 15.13 acre site along the east side of North Sharon Amity Road opposite Walker Road and Water Oak Road from R-15 to R-12MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, 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 1300 and a public hearing was held on July 16, 1984; 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 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on 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 Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-15 to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most northeasterly corner of the Joppa Lodge No. 530 property, tax parcel 163-082-23; 1) thence N.61-56-50E., 112.52 feet; 2) thence N.66-57-45E., 100.00 feet; 3) thence N.73-45-00E., 100.00 feet; 4) thence N.78-30-30E., 100.00 feet; 5) thence N.83-03-30E., 100.00 feet; 6) thence N.88-08-00E., 100.00 feet; 7) thence S.87-30-30E., 100.00 feet; 8) thence S.83-23-00E., 100.05 feet; 9) thence

August 20, 1984
Ordinance Book 33 - Page 215

S.03-14-20W., 1303.02 feet; 10) thence N.66-28-40W., 80.99 feet; 11) thence N.59-55-12W., 257.33 feet; 12) thence N.38-30-00W., 231.00 feet; 13) thence N.02-59-34E., 260.00 feet; 14) thence N.76-16-00W., 33.98 feet; 15) thence N.24-22-49W., 605.74 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 Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of August, 1984, the reference having been made in Minute Book 82, and recorded in full in Ordinance Book 33, beginning on Page 214-215.

Pat Sharkey
City Clerk