

April 15, 1985  
Ordinance Book 33 - Page 441

Petition No. 85-9  
JHR, Inc.

ORDINANCE NO. 1696-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 7.795 acre site along the north side of I-85 west of Cannon Avenue from R-9 and I-2 to I-1(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 February 18, 1985; 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-9 and I-2 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the southwesterly corner of the Edgar Flowe property, tax parcel 45-61-1; 1) thence R=2725.79 feet 460.36 feet; 2) thence N.27-44-03E. 312.63 feet; 3) thence N.49-41-51W. 112.74 feet; 4) thence N.28-50-18E. 424.26 feet; 5) thence S.69-29-10E. 404.61 feet; 6) thence S.21-41-07W. 522.38 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.

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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 15th day of April, 1985, the reference having been made in Minute Book 84, and recorded in full in Ordinance Book 33, beginning on Page 441-442.

Pat Sharkey  
City Clerk

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APPROVED BY CITY COUNCIL

DATE 4.15.85

Petition No. 85-12  
William D. Simerville  
and Paul E. Gibson

ORDINANCE NO. 1697-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 3.8547 acre site along the northeast corner of Sharon Road and Sharon View Road from R-15 to B-1(CD) and R-15MF(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 March 18, 1985; 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 B-1(CD) and R-15MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

PARCEL 1: AREA ZONED B-1(CD)

BEGINNING at the point of intersection of the northerly right-of-way boundary of Sharon View Road (S.R. 3673) and the easterly right-of-way boundary of Sharon Road (S.R. 3600), said point also being located 30.00 feet distant easterly measured at right angles from Sta. 54+73.41 on the North Carolina Department of Transportation Survey Baseline "Y" as shown on Sheet 16 of the N.C.D.O.T. Project No. 6.803414 recorded in the Mecklenburg County Registry Office in State Highway File No. 1 at Page 488, said POINT OF BEGINNING being marked by an Iron Pin Monument and designated

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herein as "Point A"; running thence along said easterly right-of-way boundary of Sharon Road N.24-33-59E. a distance of 404.40 feet to a point designated herein as "Point C" and marked by an Iron Pin Monument, said point being the most northwesterly corner of said lands conveyed to Landgrant Development Corporation; thence along the northerly boundary of said lands of Landgrant Development Corporation S.75-08-40E. a distance of 40.58 feet to a point therein designated "Point D"; thence through said lands of Landgrant Development Corporation three (3) new courses: 1.) S.24-33-59W. a distance of 31.55 feet to a point designated "Point L"; 2.) S.22-31-30W. a distance of 321.79 feet to a point designated "Point K"; 3.) S.82-53-00E. a distance of 437.55 feet to a point in the easterly boundary of said lands of Landgrant Development Corporation, said point being designated "Point F"; thence southerly along the said easterly boundary S.16-34-10W. a distance of 40.55 feet to a point marked by an Iron Pin Monument and designated "Point G" in the northerly right-of-way boundary of said Sharon View Road; thence westerly along said northerly right-of-way boundary N.82-53-00W. a distance of 497.41 feet to the POINT OF BEGINNING, containing 0.8270 acres or 36,026 square feet of land, more or less.

PARCEL 2: AREA ZONED R-15MF(CD)

BEGINNING at a point designated "Point K", said point being more particularly located in the above described Parcel 1; running thence northerly along the easterly boundary of said Parcel 1 and at all points contiguous thereto the following two (2) courses: 1.) N.22-31-30E. a distance of 321.79 feet to a point designated "Point L"; 2.) N.24-33-59E. a distance of 31.55 feet to a point in the northerly boundary of said lands conveyed to Landgrant Development Corporation, said point being designated "Point D"; thence along the northerly boundary of said lands of Landgrant Development Corporation S.75-08-40E. a distance of 394.01 feet to a point marked by an Iron Pin Monument and designated herein as "Point E", said point also being the most northeasterly corner of said lands of Landgrant Development Corporation; thence southerly along the easterly boundary of said lands of Landgrant Development Corporation S.16-34-10W. a distance of 291.22 feet to a point designated "Point F", said point being a northeasterly corner of the above described Parcel 1; thence along the northerly boundary of said above described Parcel 1 N.82-53-00W. a distance of 437.55 feet to the POINT OF BEGINNING, containing 3.0299 acres or 131,981 square feet of land, more or less.

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 15th day of April, 19 85, the reference having been made in Minute Book 84, and recorded in full in Ordinance Book 33, beginning on Page 443

Pat Sharkey  
City Clerk

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Petition No. 85-13  
John Crosland Company

ORDINANCE NO. 1698-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 67.851 acre site along the southeasterly side of Idlewild Road North about 850 feet southwest of Lawyers Road from R-9 and R-9MF to R-9(CD) and R-9MF(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 March 18, 1985; 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-9 and R-9MF to R-9(CD) and R-9MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

I. R-9 and R-9MF to R-9(CD)

BEGINNING at a point, said point being the most northerly corner of the Robert Goodson property, tax parcel 135-021-01; 1) thence S.12-08-52W. 57.31 feet; 2) thence S.04-49-09W. 164.64 feet; 3) thence S.01-46-32W. 249.80 feet; 4) thence S.01-46-32W. 150.65 feet; 5) thence S.01-46-02W. 339.63 feet; 6) thence S.03-29-09E. 299.87 feet; 7) thence S.35-40-28E. 54.69 feet; 8) thence S.48-22-06W. 67.90 feet; 9) thence N.60-00-55W. 332.14 feet; 10) thence N.60-00-16W. 452.17 feet; 11) thence N.60-21-13W. 736.61 feet; 12) thence N.60-10-32W. 476.80 feet; 13) thence S.14-45W.

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141.80 feet; 14) thence S.34-00W. 100.00 feet; 15) thence S.58-25W. 50.00 feet; 16) thence S.89-00W. 130.00 feet; 17) thence N.47-00W. 90.00 feet; 18) thence N.73-20W. 120.00 feet; 19) thence S.55-30W. 232.00 feet; 20) thence S.73-00W. 135.0 feet; 21) thence N.89-20W. 382.0 feet; 22) thence S.08-50W. 170.0 feet; 23) thence S.44-00W. 88.0 feet; 24) thence S.55-19-28W. 42.0 feet; 25) thence S.34-40-32E. 645.0 feet; 26) thence S.35-48-50W. 340.17 feet; 27) thence S.34-02-41E. 260.14 feet; 28) thence S.33-20-20E. 118.73 feet; 29) thence S.34-40-32E. 381.33 feet; 30) thence S.35-43-07E. 326.32 feet; 31) thence S.25-30-20E. 146.87 feet to the point or place of BEGINNING.

II. R-9 and R-9MF to R-9MF(CD)

BEGINNING at a point, said point being the most northwesterly corner of the Leonard Troutman property, tax parcel number 135-011-10; 1) thence S.54-08-20E. 167.37 feet; 2) thence N.77-54-06E. 217.45 feet; 3) thence N.77-20-29E. 122.90 feet; 4) thence S.34-02-41E. 95.57 feet; 5) thence S.35-48-50W. 340.17 feet; 6) thence S.34-40-32E. 645.0 feet; 7) thence S.55-19-28W. 42.0 feet; 8) thence S.44-00W. 88.0 feet; 9) thence S.08-50W. 170.0 feet; 10) thence N.89-20W. 382.0 feet; 11) thence S.73-00W. 135.0 feet; 12) thence S.55-30W. 232.0 feet; 13) thence N.73-20W. 120.0 feet; 14) thence N.47.00W. 90.0 feet; 15) thence S.89-00W. 130.0 feet; 16) thence S.58-25W. 50.0 feet; 17) thence S.34-00W. 100.0 feet; 18) thence S.14-45W. 141.80 feet; 19) thence N.60-10-32W. 104.54 feet; 20) thence N.60-10-20W. 294.95 feet; 21) thence R=3910.0 feet 123.26 feet; 22) thence N.35-48-50E. 876.33 feet; 23) thence N.35-40-50E. 585.87 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.*  
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 15th day of April, 19 85, the reference having been made in Minute Book 84, and recorded in full in Ordinance Book 33, beginning on Page 445.

Pat Sharkey  
City Clerk

ORDINANCE NO. 1699-2

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 29.82 acre site off Hanson Drive west of Providence Road from R-12 to R-20MF and an R-20MF Site Plan Amendment; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3211 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the 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 March 18, 1985; 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 3211.5:

- .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 the adequacy of proposed measures to minimize any adverse impacts.
- .5 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 Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12 to R-20MF and an R-20MF Site Plan Amendment on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEING all of tax parcels 153-105-25 and 153-105-29 as shown on the attached tax map.

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.

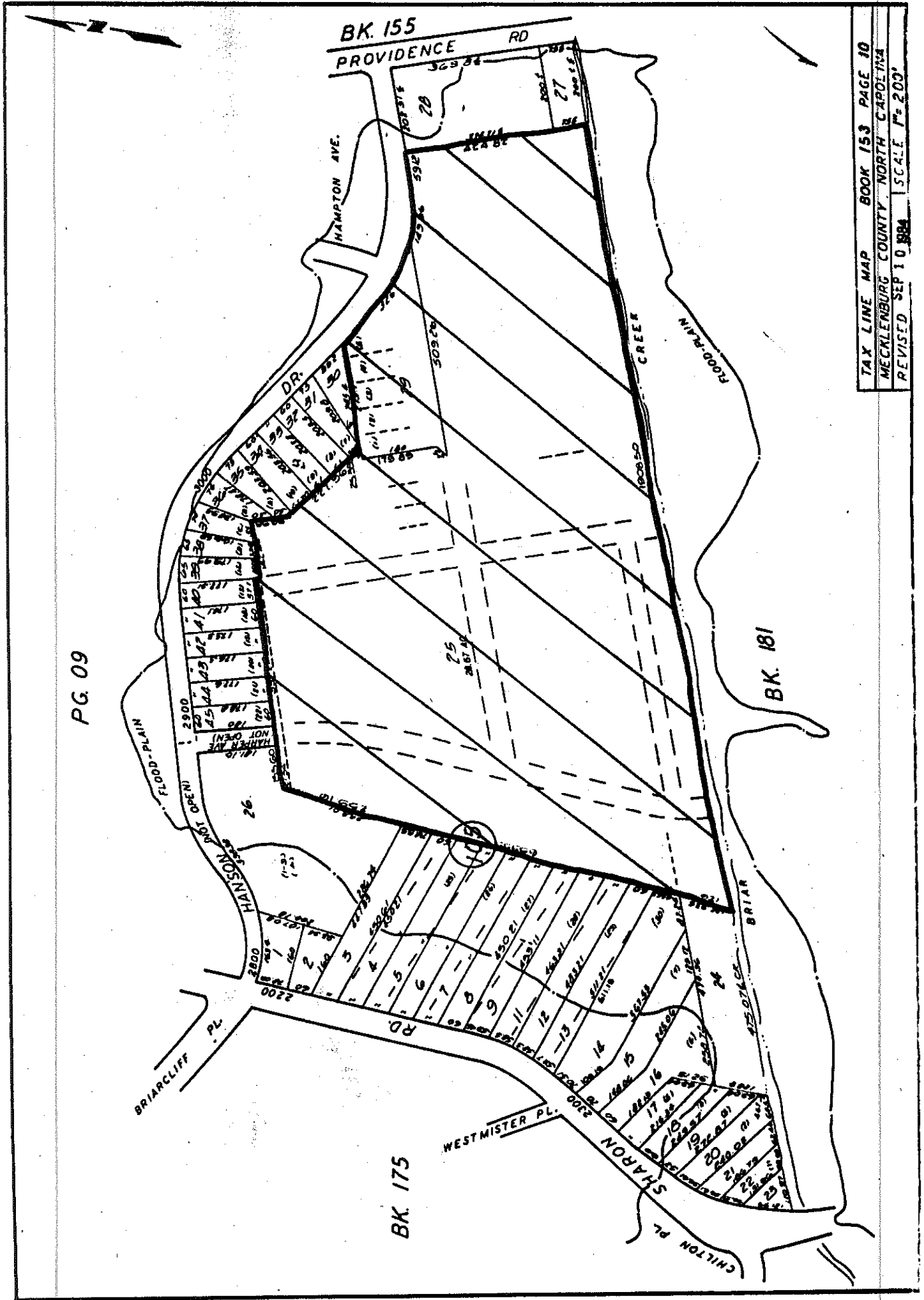
APPROVED AS TO FORM:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1985, the reference having been made in Minute Book 84, and is recorded in full in Ordinance Book 33, at page 447-448.

Pat Sharkey  
City Clerk

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TAX LINE MAP BOOK 153 PAGE 10  
 MECKLENBURG COUNTY NORTH CAROLINA  
 REVISED SEP 10 1984 SCALE 1" = 200'

PG 09



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Petition No. 85-18  
Abraham Massachi

ORDINANCE NO. 1700-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 changing from R-9 and B-2 to O-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point in the northerly right-of-way of Wallace Lane, said point being the southeasterly corner of the Rhodes, Inc. property as described in Deed Book 4003 at Page 888 and the southwesterly corner of the Ruby Doyle Fields property as described in Deed Book 1988 at Page 366, and running thence from said Beginning point N. 5° 46 minutes 50 seconds E. 185.00 feet to a point; thence S. 83° 00 minutes 00 seconds E. 120.00 feet to a point; thence S. 5° 46 minutes 50 seconds W. 200.00 feet (crossing the northerly right-of-way of Wallace Lane at 185.00 feet) to a point; thence N. 83 feet 00 minutes 00 seconds W. 120.00 feet to a point; thence N. 5° 46 minutes 50 seconds E. 15.00 feet to said point of Beginning; consisting of .551 acres according to the survey by Jack R. Christian & Associates, N.C.R.L.S., dated January 29, 1985.

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 15th day of April, 19 85, the reference having been made in Minute Book 84, and is recorded in full in Ordinance Book 33, at page 449.

Pat Sharkey  
City Clerk