

October 21, 1985  
Ordinance Book 34 - Page 130

Petition No. 85-36  
Jim Harris Auto Sales, Inc.

ORDINANCE NO. 1806-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 1.21 acre site at the northeast corner of Albemarle Road and Harrisburg Road from B-1 to B-2(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 May 20, 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 B-1 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the southwest corner of the adjoining Puckett property at its intersection with Harrisburg Road; 1) thence S.07-48-49E. 166 feet to a point; 2) thence S.79-51-13E. 187.88 feet to a point; 3) thence N.19-45E. 275.2 feet to a point; 4) thence N.78-00W. 307.5 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.

October 21, 1985  
Ordinance Book 34 - Page 131

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 21st day of October, 1985, the reference having been made in Minute Book 84, and recorded in full in Ordinance Book 34, beginning on Page 130.

Pat Sharkey  
City Clerk