

September 19, 1988
Ordinance Book 37 - Page 194

APPROVED BY CITY COUNCIL

DATE September 19, 1988

AMENDING CHAPTER 20

ORDINANCE NO. 2504

AN ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF THE CODE OF THE CITY OF CHARLOTTE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

Section 1. Chapter 20, is hereby amended as follows:

1. Amend Section 1.500. Compliance with Ordinance, by deleting the entire section which reads as follows:

1.500. Compliance with Ordinance

All plats for the subdivision of land must conform to the requirements of this ordinance, and be submitted in accordance with the procedures and specifications established herein. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring land will not exempt the transaction from compliance with this ordinance.

and replacing it with the following language:

1.500. Compliance with Ordinance

All plats for the subdivision of land must conform to the requirements of this ordinance, and be submitted in accordance with the procedures and specifications established herein. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring land will exempt the transaction from compliance with this ordinance.

2. Amend Section 2.100. Definitions, SUBDIVISION, by adding a new paragraph 13. to read as follows:

13. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring land.

3. Amend Section ~~6.100~~. Compliance Required, by deleting the entire section which reads as follows:

6.100. Compliance Required.

After the effective date of this ordinance, no plat of a subdivision of land subject to the jurisdiction of this ordinance will be filed or recorded by the County Register of Deeds until it has been submitted to and approved by the Charlotte-Mecklenburg Planning Commission staff. This includes all divisions of land as defined in 2.100 and includes the development of any multiple

building site or multi-site project even if there is no division of the underlying land into separate parcels which is submitted to be recorded with the Register of Deeds.

and replacing it with the following language:

6.100. Compliance Required.

After the effective date of this ordinance, no plat of a subdivision of land subject to the jurisdiction of this ordinance will be filed or recorded by the County Register of Deeds until it has been submitted to and approved by the Charlotte-Mecklenburg Planning Commission staff. This includes all divisions of land as defined in Section 2.100 and includes the development of any residential multiple building site even if there is no division of the underlying land into separate parcels which is submitted to be recorded with the Register of Deeds. This does not include the development of a nonresidential multiple building site if there is no division of the underlying land into separate parcels which is submitted to be recorded with the Register of Deeds.

4. Amend Section 9.000 Enforcement, #2, by deleting the first sentence which reads as follows:

2. Any person who, being the owner or agent of the owner of any land located within the area of jurisdiction of this ordinance, transfers or sells such land without a properly approved plat showing a subdivision of such land recorded in the Office of the Register of Deeds of Mecklenburg County shall, upon conviction, be guilty of a misdemeanor which shall be punishable by a fine not to exceed \$500.00, or imprisonment for not more than 30 days for each and every offense.

and replacing it with the following language:

2. Any person who, being the owner or the agent of the owner of any land located within the area of jurisdiction of this ordinance, subdivides land in violation of this ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this ordinance and recorded in the Office of the Register of Deeds of Mecklenburg County shall, upon conviction, be guilty of a misdemeanor which shall be punishable by a fine not to exceed \$500.00, or imprisonment for not more than 30 days for each and every offense.

September 19, 1988
Ordinance Book 37 - Page 196

Section 2. This ordinance shall become effective upon 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 19th day of September, 1988, the reference having been made in Minute Book 91, and recorded in full in Ordinance Book 37, beginning on Page 194-196

Pat Sharkey, City Clerk

APPROVED BY CITY COUNCIL
DATE 9/19/88

CITY ZONE CHANGE

Petition No. 88-38
Charlott-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. 2505-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 change from I-3 to UR-C on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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 19th day of September, 19 88, the reference having been made in Minute Book 91, at page 197-197A.

Pat Sharkey
City Clerk

This page

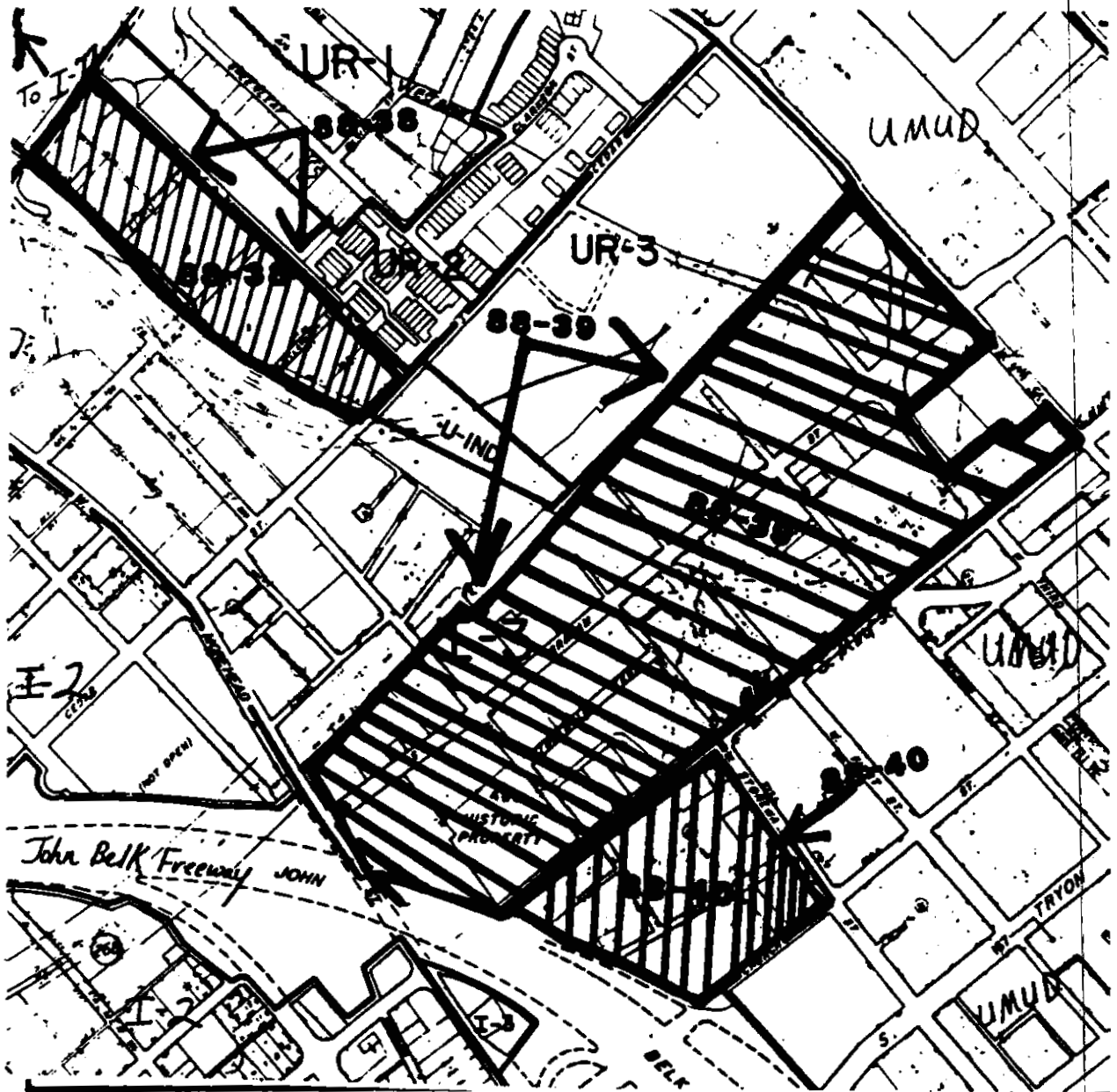
not used -

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 88-38 HEARING DATE May 16, 1988

ZONING CLASSIFICATION, EXISTING I-3 REQUESTED UR-C

LOCATION Approximately 9.428 acres bounded by W. First St. on the north,
S. Cedar St. on the east, Southern Railroad on the south, and I-77 on the
west.



ZONING MAP NO. 102

SCALE 1" = 400' *Reduced*

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE 9/19/88

CITY ZONE CHANGE

Petition No. 88-49
Myers Park United
Methodist Church

ORDINANCE NO. 2506-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 change from R-12 to R-I on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED

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.

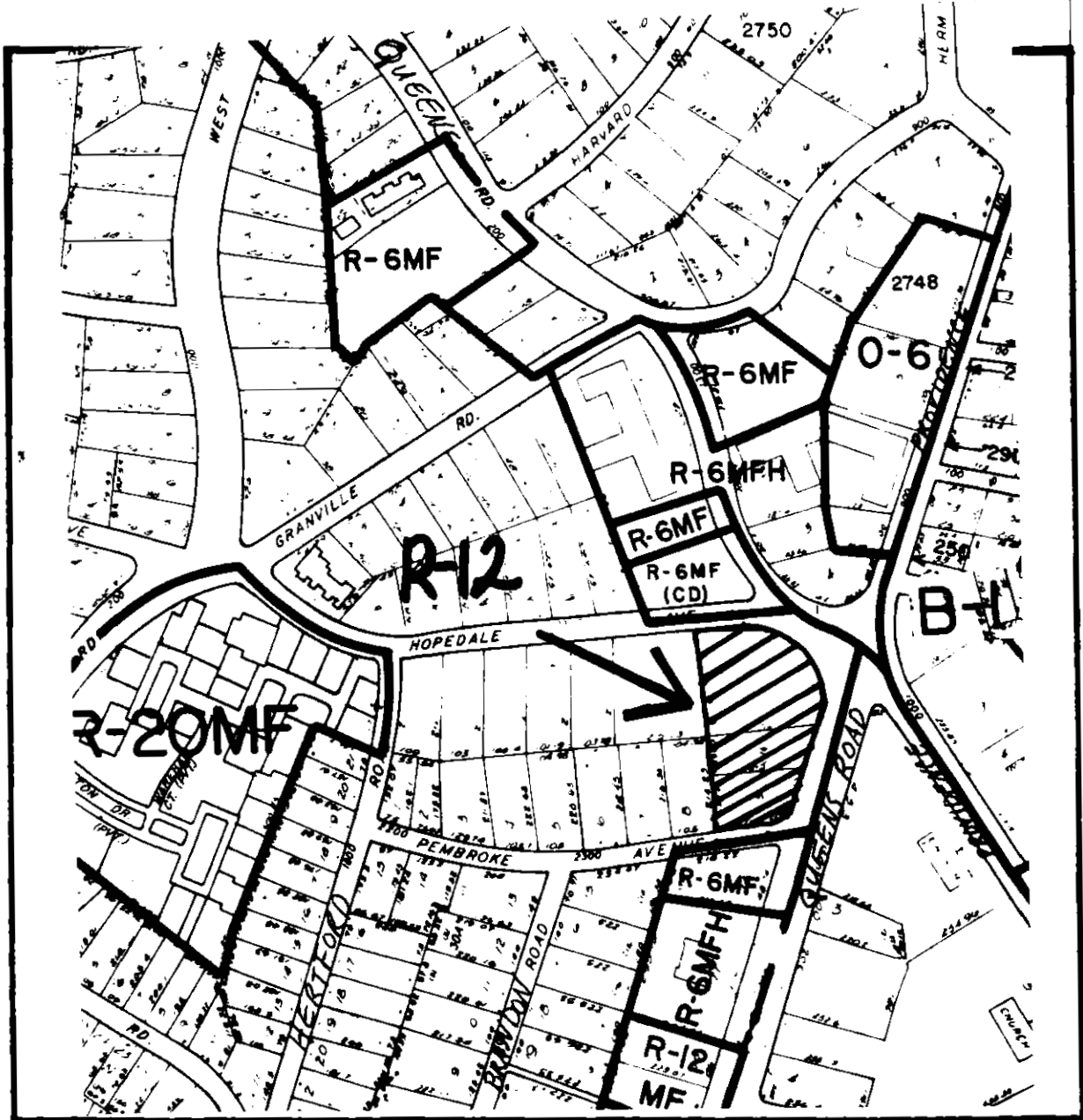
APPROVED AS TO FORM:

Harry 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 19th day of September, 19 88, the reference having been made in Minute Book 91, at page _____; and is recorded in full in Ordinance Book 37, at page 198-199.

Pat Sharkey
City Clerk

PETITIONER Myers Park United Methodist Church
PETITION NO. 88-49 HEARING DATE July 18, 1988
ZONING CLASSIFICATION, EXISTING R-12 REQUESTED R-I
LOCATION Approximately 2.217 acres located on the west side of Queens
Road from Hopedale Avenue to Pembroke Avenue.



ZONING MAP NO. 111

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



September 19, 1988
 Ordinance Book 37 - Page 200
CITY CD

Petition No. 88-53
Crow Charlotte Retail #3
LIMITED PARTNERSHIP

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2507-Z

DATE 9/19/88

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 5.7 acre site located on the southeasterly corner of Idlewild Road and Idlewild Road North, and a portion of Piney Grove Road from R-9 to B-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 July 18, 1988; 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 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point located in the westerly margin of the right-of-way of Idlewild Road, said Beginning Point being located N.34-35-25W. 350.40 feet along the westerly margin of the right-of-way of Idlewild Road from a point at the northerly end of a circular curve which is the intersection of the aforesaid westerly margin of the right-of-way of Idlewild Road with the northerly margin of the right-of-way of Piney Grove Road, as relocated; and running thence from said Beginning Point with the aforesaid westerly margin of the right-of-way of Idlewild Road S.34-35-25E. 350.40 feet to a point; thence in a southwesterly direction

and continuing with the aforesaid westerly margin of Idlewild Road as the same intersects with the northerly margin of the right-of-way of Piney Grove Road, as relocated, with the arc of a circular curve to the right having a radius of 22.50 feet (and a chord course and distance of S.10-06-20W. 31.65 feet) an arc distance of 35.10 feet to a point located in the aforesaid northerly margin of the right-of-way of Pine Grove Road relocation; thence with said northerly margin of the right-of-way of Piney Grove Road relocation in four calls as follow: (1) S.54-48-04W. 141.05 feet to a point; thence (2) S.88-04-19W. 29.0 feet to a point; thence (3) S.12-55-18E. 17.19 feet to a point; thence (4) S.54-48-04W. 67.89 feet to a point; thence continuing with the aforesaid northerly margin of the right-of-way of Piney Grove Road relocation as the same intersects with the easterly margin of the right-of-way of Piney Grove Road, with the arc of a circular curve to the right having a radius of 17 feet (and a chord course and distance of N.66-01-46W. 29.21 feet) an arc distance of 35.12 feet to a point; thence with the aforesaid easterly margin of the right-of-way of Piney Grove Road N.06-50-34W. 41.52 feet to a point; thence along the proposed northerly terminus of Piney Grove Road N.82-10-28W. 61.78 feet to a set iron pin located in the westerly margin of the right of way of Piney Grove Road; thence S.64-29-41W. 558.62 feet to a point located in the easterly margin of the right-of-way of Delta Road Extension; thence with the aforesaid easterly margin of the right-of-way of Delta Road Extension in five calls as follow: (1) with the arc of a circular curve to the right-of-way having a radius of 720 feet (and a chord course and distance of N.33-26-42E. 96.07 feet) an arc distance of 96.14 feet to a point; thence (2) N.37-16-14E. 215.47 feet to a point; thence (3) with the arc of a circular curve to the left having a radius of 799.99 feet (and a chord course and distance of N.25-30-49E. 326.02 feet) an arc distance of 328.32 feet to a point; thence (4) N.-68-14-22W. 0.99 feet to a point; thence (5) N.13-19-58E. 251.13 feet to a point; thence continuing with the aforesaid easterly margin of the right-of-way of Delta Road Extension as the same intersects with the westerly margin of the right-of-way of Idlewild Road, with the arc of a circular curve to the right having a radius of 42.5 feet (and a chord course and distance of N.73-07-22E. 73.46 feet) an arc distance of 88.70 feet to a point; thence with the aforesaid southwesterly margin of the right-of-way of Idlewild Road with the arc of a circular curve to the right having a radius of 953.06 feet (and a chord course and distance of S.43-18-50E. 125.42 feet) an arc distance of 125.51 feet to a set iron pin; thence continuing in a southeasterly direction with the aforesaid southwesterly margin of the right of way of or place of Beginning; being shown as three tracts of land containing 1.331 acres, 2.510 acres and 1.1962 acres together with the land lying within the right-of-way of Piney Grove Road (to be abandoned) on a boundary survey for Trammell Crow Company by E.S.P. Associates, P.A. dated October 14, 1987, as revised March 31, 1988 (Job No. 87-10-02).

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

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 19 88, the reference having been made in Minute Book 92, and recorded in full in Ordinance Book 37, beginning on Page 200.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

DATE 9/19/88

CITY CD

Petition No. 88-58
Hope Haven, Inc.

ORDINANCE NO. 2508-Z

A RESOLUTION 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 .95 acre site located on the westerly side of Park Road across from Salem Drive change from R-9 to Institutional(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 August 15, 1988; 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 to Institutional(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

METES AND BOUNDS DESCRIPTION OF 2700 PARK ROAD

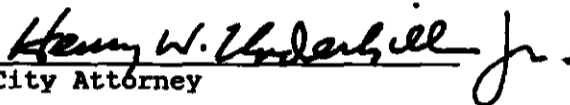
Lying and being in Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an old iron located on the western margin of the right-of-way for Park Road at the northeasterly corner of the property which was conveyed to Mildred McCuller by deed recorded in Deed Book 2874 at page 508 in the Mecklenburg County Public Registry, and running thence from said Beginning Point with the western margin of the right-of-way for Park Road N.22-37E., 138.47 feet to a point located in the centerline of a private roadway leading into Park Road from the west; thence with the centerline of said private roadway N.67-34-44W., 270.09 feet to a point located in the centerline of said private roadway; thence S.22-20-06W. 116.16 thence N.35-39-16E. 7.83 feet to an old iron located at the northwesterly corner of the property of Mildred McCuller (now or formerly); thence with a line of Mildred McCuller (nor or formerly) S.67-38-38E., 271.28 feet to the point or place of the 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:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 19 88, the reference having been made in Minute Book 91, and is recorded in full in Ordinance Book 37, at page 202-203.

Pat Sharkey
City Clerk

This page

not used.

