

APPROVED BY CITY COUNCIL

DATE APR 17 1989

CITY ZONE CHANGEPetition No. 89-2
Kessel, Alan &
JacquelineORDINANCE NO. 2618-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-1 to I-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

LEGAL DESCRIPTION

BEGINNING at an existing iron pin in the northerly margin of the right-of-way of Orr Road, said iron pin marking the southeasterly corner of the property conveyed to Richard E. Griffin and wife, Phyllis M. Griffin by deed recorded in Book 5392, Page 789 of the Mecklenburg County Public Registry and running thence N.19-40-52W. 233.85 feet to an existing iron pin in a 200 foot Southern Railway right-of-way (passing an existing iron pin on line at 140.24 feet, said iron pin marking the southerly margin of the aforesaid 200 foot Southern Railway right-of-way; thence N.73-25-15E. 568.66 feet to an existing iron pin in the aforesaid 200 foot Southern Railway right-of-way (passing a new iron pin on line at 193.73 feet and a new iron pin on line at 403.91 feet); thence S.13-45-53 (204.47 feet to an existing iron pin in the northerly margin of the right-of-way of Orr Road (passing an existing iron pin on line marking the southerly margin of the aforesaid 200 foot Southern Railway right-of-way); thence with and along the northerly margin of the right-of-way of Orr Road, S.70-21-04W. 546.76 feet to the point or place of BEGINNING (passing a new iron pin on line at 157.70 feet and a new iron pin on line at 353.43 feet), and containing 2.8000 acres, more or less, according to a plat of survey of Richard E. Navy, R.S., dated March 9, 1987, entitled "Boundary Survey for A.R. Kessel and E. W. Sipe", reference to which is hereby made for a more particular description.

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

PAGE

NOT USED (SEE NEXT PAGE)

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 17th day of April, 1989, the reference having been made in Minute Book 92, and in Ordinance Book 37 at page(s) 452-453.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL
DATE 4/17/89

CITY ZONE CHANGE

Petition No. 89-7
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2619-Z

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

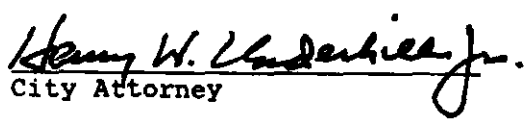
Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-9MF to R-9 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Approximately 47 acres located on the east side of Yorkmont Road between Nations Ford Road and N.C. 49 and along the west side of N.C. 49 between Yorkmont and Southampton Road and shown more specifically on the attached maps.

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

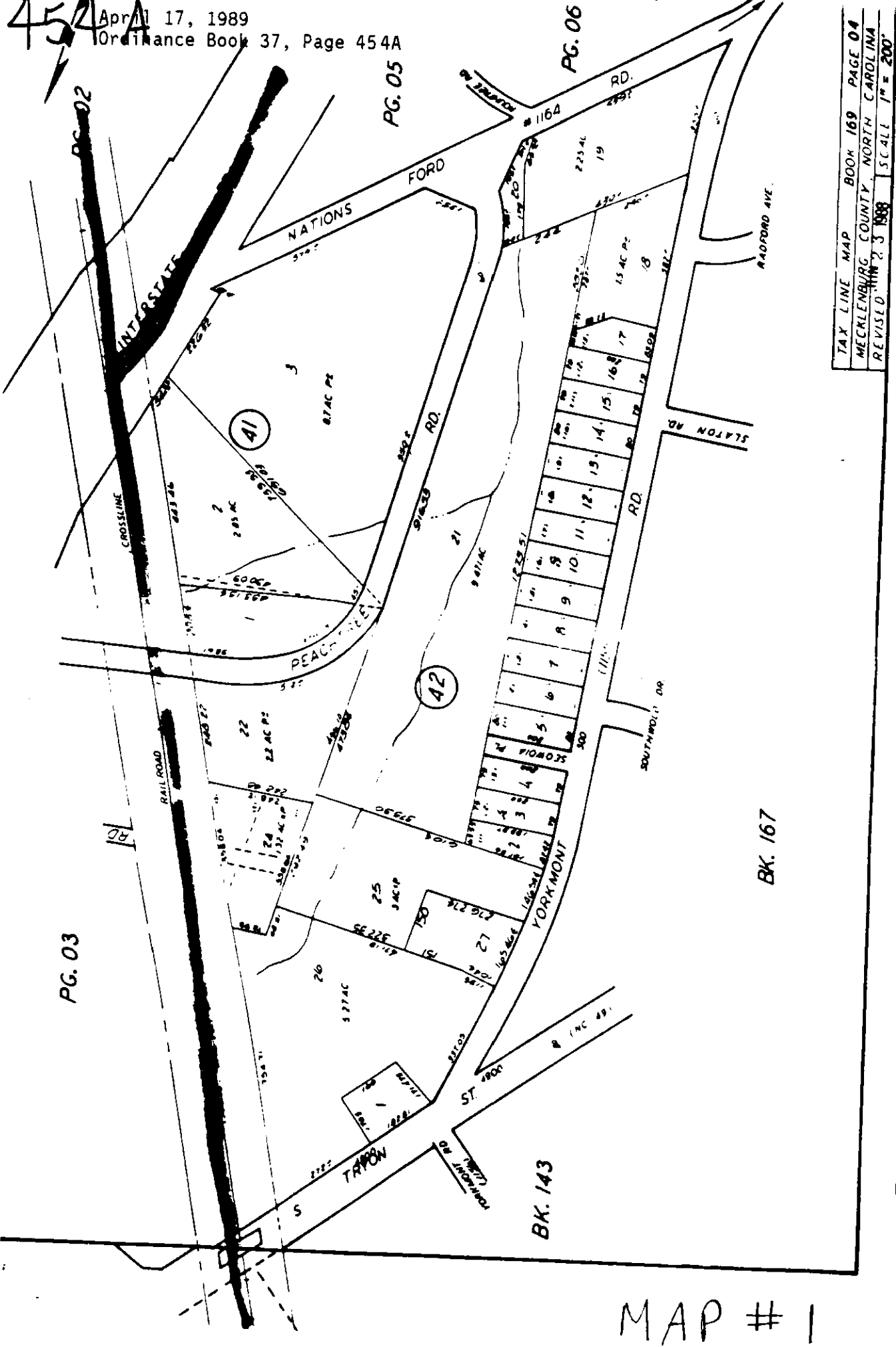
Section 3. That this ordinance shall become effective upon its adoption.

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 17th day of April, 1989, the reference having been made in Minute Book 92, and is recorded in full in Ordinance Book 37, at page(s) 454-454B

Pat Sharkey,
City Clerk



TAX LINE MAP	BOOK 169	PAGE 04
MCCLENNAN COUNTY	NORTH CAROLINA	
REVISED	JUN 23 1988	SCALE 1" = 200'

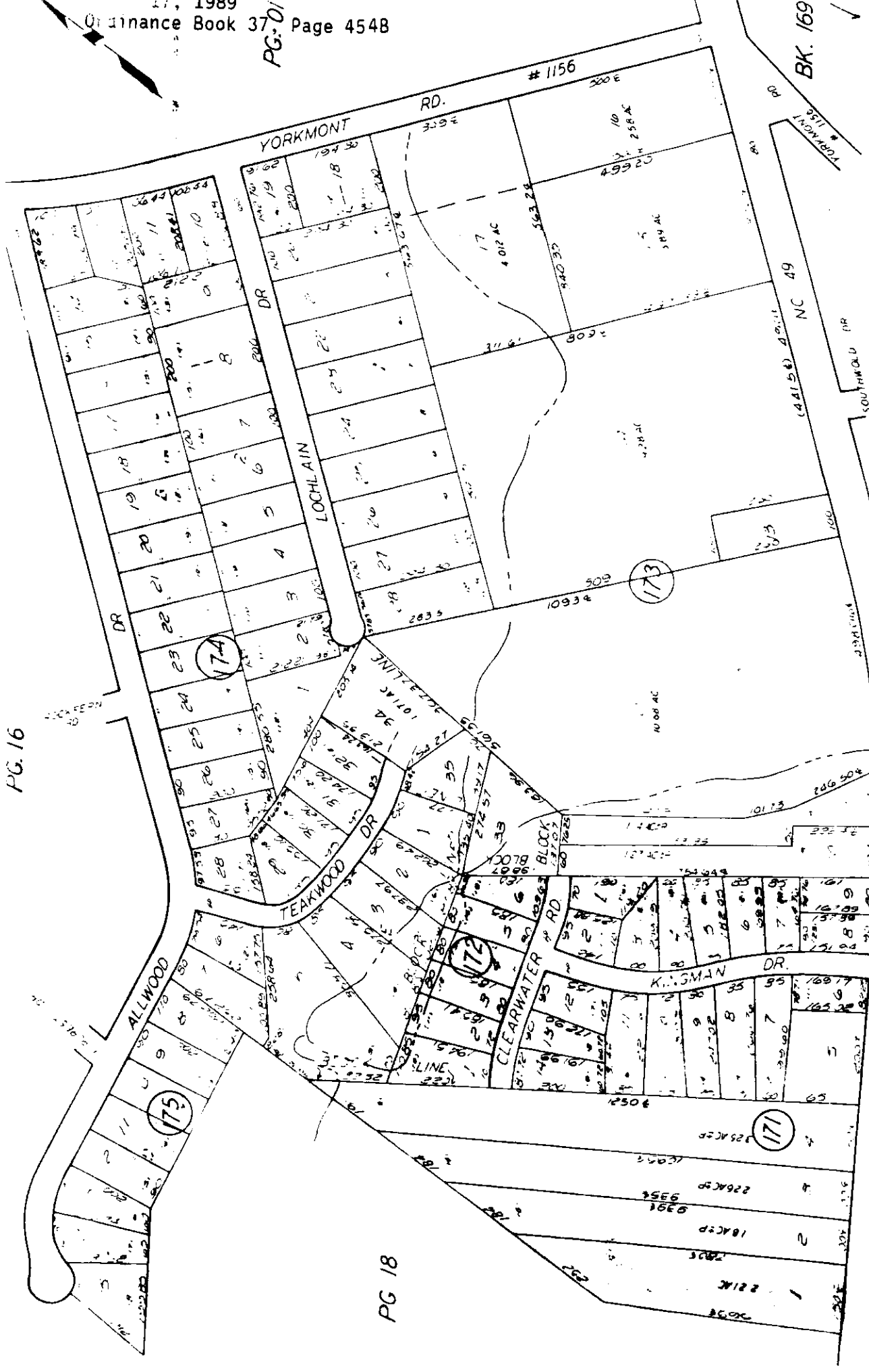
Billy Gearam Parkway #1
□ R-9MF TO R-9

MAP # 1

PG-01

PG. 16

PG. 18



TAX LINE MAP BOOK 143 PAGE 17
 MECKLENBURG COUNTY, NORTH CAROLINA
 RELEASED NOV 25 1988 SCALE 1" = 200'

BK. 167

BK. 169

FOR ALL PURPOSES (175)

R. 9 ME to R-9

454

This page

not used,

DATE APR 17 1989

CITY CD

Petition No. 89-12
Ralph Kier

ORDINANCE NO. 2620-7

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 1.23 acres located east of the intersection of Providence Road, Colonial Avenue, and Circle Avenue, change from O-15 & R-6MF to O-6(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 20, 1989; 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 O-15 & R-6MF to O-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

METES AND BOUNDS DESCRIPTION

Lying and being in the City of Charlotte, County of Mecklenburg and more particularly described as follows:

BEGIN all of Lots 6, 7, 8, and 9, Block 3 of Colonial Heights, as shown on map thereof recorded in Map Book 230, Page 20, Mecklenburg County Public Registry, and begin more particularly described as follows:

BEGINNING at an existing iron pin at the intersection of the northeasterly margin of the right-of-way of Circle Avenue with the northwesterly boundary of Lot 10, Block 11 of Crescent Heights, Map Book 230, Page 24, Mecklenburg County Public Registry and which Lot 10 was conveyed to James Alexander White and Robert Alexander White by deed recorded in Book 5862, Page 824, Mecklenburg County Public Registry; and runs thence with the northeasterly margin of the right-of-way of Circle Avenue N.55-38-44W. 208.31 feet to a point; thence with a curved intersection formed by the northeasterly margin of the right-of-way of Circle Avenue and the southeasterly margin of the right-of-way of Colonial Avenue along a circular curve to the right having a radius of 30.00 feet (chord bearing N.05-47-56W. a chord distance of 45.86 feet) an arc distance of 52.20 feet to a point in the southeasterly margin of the right-of-way of Colonial Avenue; thence with the southeasterly margin of the right-of-way of Colonial Avenue N.44-02-52E. 217.51 feet to an existing iron pin in the westernmost corner of Lot 1, Block 3 of Colonial Heights, Map Book 230, Page 20, Mecklenburg County Public Registry; thence with the southwesterly boundary of the land which was conveyed to the Bank of Mecklenburg by deed recorded in Book 5857, Page 241, Mecklenburg County Public Registry three (3) courses and distances as follows: (1) with the southwesterly boundaries of Lots 1, 2, and 3, Block 3 of Colonial Heights, Map Book 230, Page 20, Mecklenburg County Public Registry S.37-01-33E. 150.55 feet to an existing iron pin in the westernmost corner of Lot 4, Block 3 of Colonial Heights, Map Book 230, Page 20, Mecklenburg County Public Registry; (2) with the southwesterly boundary of said Lot 4 S.36-53-29E. 59.93 feet to a point in the westernmost corner of Lot 5, Block 3 of Colonial Heights, Map Book 230, Page 20, Mecklenburg County Public Registry; and (3) with the southwesterly boundary of said Lot 5 S.36-40-22E. 60.01 feet to an existing iron pin in the northwesterly boundary of Lot 10, Block 11 of Crescent Heights, Map Book 230, Page 24, Mecklenburg County Public Registry which was conveyed to James Alexander White and Robert Alexander White by deed recorded in Book 5862, Page 824, Mecklenburg County Public Registry; and thence with the northwesterly boundary of said Lot 10 conveyed to James Alexander White and Robert Alexander White by deed recorded in Book 5862, Page 824, Mecklenburg County Public Registry S.53-00-45W. 171.62 feet to the BEGINNING, containing 1.2256 acres or 53,387 square feet, all as shown on survey entitled "BOUNDARY SURVEY, RALPH KIER, LOTS 6 through 9, BLOCK 3, 'Colonial Heights' M.B. 230, P. 20" prepared by General Surveyors, P.A. dated November 15, 1988.

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 17th day of April, 19 89, the reference having been made in Minute Book 92, and is recorded in full in Ordinance Book 37, at page (s) 455-456A.

Pat Sharkey
City Clerk

PAGE

NOT

USED

DATE APR 17 1989

CITY CD

Petition No. 89-18
Charlotte/Mecklenburg
Hospital Authority

ORDINANCE NO. 2621-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 5 acre tract located on the northerly side of Sardis Road between Randolph Road and Providence Road across from Timber Lane, changing 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 March 20, 1989; 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:

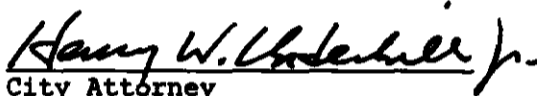
CHARLOTTE/MECKLENBURG HOSPITAL AUTHORITY
BOUNDARY DESCRIPTION

BEGINNING at a point, said point being in the northwesterly right-of-way line of Sardis Road and being also the southeasterly corner of a tract of land described in Deed Book 4865, Page 340 of the Mecklenburg Public Registry and running thence N.40-03-50W. 305.23 feet; thence N.50-17-37E. 66.64 feet; thence N.86-38-42E. 211.46 feet; thence S.48-20-20E. 24.34 feet; thence with the arc of a circular curve to the right having a radius of 120.00 feet an arc distance of 75.21 feet; thence with the arc of a circular curve to the left having a radius of 200.00 feet an arc distance of 74.08 feet; thence S.33-39-13E. 23.51 feet to the northeasterly right-of-way line of Sardis Road; thence with said line two courses as follows: (1) S.53-30-22W. 54.06 feet; (2) S.53-24-13W. 149.64 feet to the BEGINNING and containing 1.39 acres.

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 17th day of April, 19 89, the reference having been made in Minute Book 92, and is recorded in full in Ordinance Book 37, at page 457-458.

Pat Sharkey
City Clerk

DATE APR 17 1989

CITY CD

Petition No. 89-21
Idlewild Crossing Ltd.
Partnership

ORDINANCE NO. 2622-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 .08 acre tract located on the east side of Piney Grove Road south of the intersection of Idlewild Road and Idlewild Road North, changing 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 March 20, 1989; 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:

At a point in the northerly margin of the right-of-way of Piney Grove Road relocation; as follows: S.54-48-08W. 141.05 thence S.88-04-19W. 29.0 feet. Starting at the beginning at S.12-55-18E. for 17.19 feet to a point; thence S.54-48-04W. for 67.89 feet to a point; thence a chord course and distance of N.66-01-46W. for 29.21 feet and having a radius of 17.0 feet and 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. for 41.52 feet to a point; thence N.88-04-19-19E. for 88.31 feet to the beginning point.

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 17th day of April, 19 89, the reference having been made in Minute Book 92, and is recorded in full in Ordinance Book 37, at page (s) 459-460.

Pat Sharkey
City Clerk

CITY CD

Petition No. 89-22
S&S Development Company

ORDINANCE NO. 2623-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 .67 acres located on the south side of Pence Road east of Newell-Hickory Grove Road, changing from R-12 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 March 20, 1989; 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-12 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

LEGAL DESCRIPTION

BEGINNING at a point, said point being the northwesterly corner of tax parcel 109-011-13 as recorded in Deed Book 2252, at Page 114; running thence along the southerly edge of the Hickory Grove Road right-of-way N.62-04-14E. 120.04 feet; thence S.22-07-21E. 219.28 feet; thence S.52-24-00W. 140.35 feet; thence N.18-25W. 244.01 feet to the point 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:

Harry W. Eberhardt Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of April, 19 89, the reference having been made in Minute Book 92, and is recorded in full in Ordinance Book 37, at pages 461-462.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

DATE 4/17/89

CITY B-1SCD

Petition No. 89-24
South Boulevard Ltd.
Partnership

ORDINANCE NO. 2624-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 5.0 acres located on the northwest corner of Arrowood Road, relocation and South Boulevard, changing R-9 and R-15MF(CD) to B-1SCD; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3210 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 and 3210.2 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 20, 1989; 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 3210.5:

- .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 For proposed shopping centers, 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.

