

ORDINANCE NO. 2938

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "PALMER FIRE SCHOOL" TO INCLUDE THE FOLLOWING: THE EXTERIOR OF THE EDUCATION BUILDING; THE INTERIOR AND EXTERIOR OF THE SIX-STORY TOWER; AND THE PARCEL OF LAND UPON WHICH IT IS LOCATED, LISTED UNDER TAX PARCEL NUMBER 127-091-01, WITH THE EXCEPTION OF A STRIP OF LAND FOR A FUTURE RIGHT-OF-WAY ADJACENT TO EAST SEVENTH STREET THAT EXTENDS NO MORE THAN FIFTY FEET FROM THE PRESENT CENTERLINE OF EAST SEVENTH STREET. THE PROPERTY, OWNED BY THE CITY OF CHARLOTTE, IS LOCATED AT 2601 EAST SEVENTH STREET, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Members of City Council of the City of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 18th day of June, 1990, on the question of designating a property known as the "Palmer Fire School" as a historic landmark; and

WHEREAS, the "Palmer Fire School," a WPA project which opened on May 13, 1940, served as a training center and social center for the Charlotte Fire Department until 1976; and

WHEREAS, the "Palmer Fire School" was named for Charlotte Fire Chief Hendrix Palmer; and

WHEREAS, the "Palmer Fire School" was at the time of its opening one of the finest facilities of its type in the United States; and

WHEREAS, the "Palmer Fire School," especially the rubble stone education building, possesses architectural significance; and

WHEREAS, the current owner, the City of Charlotte, has faithfully maintained the "Palmer Fire School" and has thereby made

ORDINANCE -- PALMER FIRE SCHOOL

a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Palmer Fire School" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Palmer Fire School" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Palmer Fire School" is owned by the City of Charlotte,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the "Palmer Fire School" (including the exterior of the education building, the interior and exterior of the six-story tower, and the parcel of land upon which it is located, listed under Tax Parcel Number 127-091-01, with the exception of a strip of land for a future right-of-way adjacent to East Seventh Street that extends no more than fifty feet from the present centerline of East Seventh Street) is hereby designated as historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 2601 East Seventh Street in Charlotte, Mecklenburg County, North Carolina.

ORDINANCE -- PALMER FIRE SCHOOL

2. That said designated landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

5. That the owners and occupants of the landmark known as the "Palmer Fire School" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as

ORDINANCE -- PALMER FIRE SCHOOL

required by applicable law.

6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 18th day of June 1990 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.

\_\_\_\_\_  
Clerk to the City Council

Approved as to form:

*David M. Smith*  
\_\_\_\_\_  
City Attorney

*PAVE*

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of June, 1990, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page(s) 80 83.

Pat Sharkey,  
City Clerk

ORDINANCE NO. 2939

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "W. D. BEATY HOUSE" TO INCLUDE THE FOLLOWING: BOTH THE INTERIOR AND THE EXTERIOR OF THE BUILDING AND THE PARCEL OF LAND UPON WHICH IT IS LOCATED, LISTED UNDER TAX PARCEL NUMBER 055-294-06. THE PROPERTY, OWNED BY THE MRS. MARY B. KELLY, IS LOCATED AT 2400 PARK LANE, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Members of City Council of the City of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 18th day of June, 1990, on the question of designating a property known as the "W. D. Beaty House" as a historic landmark; and

WHEREAS, the "W. D. Beaty House" was owned by the second son of James M. Beaty, early 19th century Mecklenburg County landowner; and

WHEREAS, the "W. D. Beaty House" was constructed before or about 1880; and

WHEREAS, the "W. D. Beaty House" is architecturally significant as representing a late 19th century interpretation of the National Folk (post-railroad) house form; and

WHEREAS, the "W. D. Beaty House," is a two-story I-house with elaborate Folk Victorian details such as cornice returns, brackets, and flat, jigsaw cut trim; and

ORDINANCE -- W. D. Beaty House

WHEREAS, the "W. D. Beaty House" has interior details, such as the curved stair, which are examples of a high level of local craftsmanship; and

WHEREAS, the "W. D. Beaty House" is of similar construction to 1880's houses in Gaston County by Lawson Henderson Stowe, builder; and

WHEREAS, the current owner, the Mrs. Mary B. Kelly, has faithfully maintained the "W. D. Beaty House" and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "W. D. Beaty House" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior because consent for interior design review has been given by the owner; and

WHEREAS, the property known as the "W. D. Beaty House" is owned by the Mrs. Mary B. Kelly,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the "W. D. Beaty House" (including the interior and exterior of the building and the parcel of land upon which it is located, listed under Tax Parcel Number

ORDINANCE -- W. D. Beaty House

055-294-06 is hereby designated as historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 2400 Park Lane in Charlotte, Mecklenburg County, North Carolina.

2. That said designated landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

ORDINANCE -- W. D. Beaty House

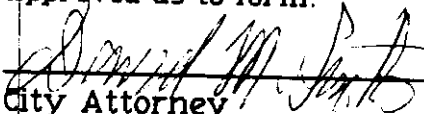
5. That the owners and occupants of the landmark known as the "W. D. Beaty House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 18th day of June 1990 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.

\_\_\_\_\_  
Clerk to the City Council

Approved as to form:

*(initials)*  
  
\_\_\_\_\_  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of June, 1990, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page(s) 84-87.

Pat Sharkey,  
City Clerk



ORDINANCE NO. 2940

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "MT. ZION LUTHERAN CHURCH" TO INCLUDE THE FOLLOWING: BOTH THE EXTERIOR OF THE BUILDING AND THE PARCEL OF LAND UPON WHICH IT IS LOCATED, LISTED UNDER TAX PARCEL NUMBER 125-115-24. THE PROPERTY, OWNED BY THE MT. ZION CHURCH OF GOD HOLINESS, IS LOCATED AT 1605 LUTHER STREET, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Members of City Council of the City of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 18th day of June, 1990, on the question of designating a property known as the "Mt. Zion Lutheran Church" as a historic landmark; and

WHEREAS, the "Mt. Zion Lutheran Church," erected about 1896, has continuously served as a religious center for the Cherry Community, a black residential district developed in the 1890's and early 1900's by John Springs Myers and Mary Rawlinson Myers; and

WHEREAS, the "Mt. Zion Lutheran Church" was organized by William Philo Phifer, a leader in establishing black Lutheran churches in the Charlotte area; and

WHEREAS, the "Mt. Zion Lutheran Church" is the oldest structure still standing which has been used continuously as a house of worship in the Cherry Community; and

WHEREAS, the "Mt. Zion Lutheran Church" is a compelling local example of a simple Gothic Revival style church structure; and

ORDINANCE -- Mt. Zion Lutheran Church

WHEREAS, the current owner, the Mt. Zion Church of God Holiness, has faithfully maintained the "Mt. Zion Lutheran Church" and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Mt. Zion Lutheran Church" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Mt. Zion Lutheran Church" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Mt. Zion Lutheran Church" is owned by the Mt. Zion Church of God Holiness,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the "Mt. Zion Lutheran Church" (including the exterior of the building and the parcel of land upon which it is located, listed under Tax Parcel Number 125-115-24 is hereby designated as historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 1605 Luther Street in Charlotte, Mecklenburg County, North Carolina.

ORDINANCE -- Mt. Zion Lutheran Church

2. That said designated landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

5. That the owners and occupants of the landmark known as the "Mt. Zion Lutheran Church" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax

ORDINANCE -- Mt. Zion Lutheran Church

Supervisor, as required by applicable law.

6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 18th day of June 1990 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.

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Clerk to the City Council

Approved as to form:

*David M. Smith*  
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City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of June, 1990, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page(s) 88 91.

Pat Sharkey,  
City Clerk

CITY CD

Petition No. 90-27  
S. C. Hondros &  
Associates. Inc.

ORDINANCE NO. 2941-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 approximately 2.755 acres located off the southerly side of N. Hoskins Road extending to the east side of Stewart Creek Boulevard, changing from 0-15 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 May 21, 1990; 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 0-15 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

DESCRIPTION OF TRACT 7-A

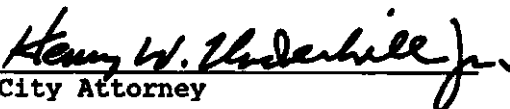
BEGINNING at a point on the southerly r/w of North Hoskins Road, said point being southeast 1,071.70' from Stewart Creek, and proceeding with the new southerly r/w of N. Hoskins Road, S.78-25-30E. a distance of 426.48 feet to an existing iron pin; thence S.00-46-50E. a distance of 247.38 feet to a point; thence, with a new line, N.89-42-00W. a distance of 361.05 feet to a point on the easterly margin of Stewart Creek Blvd.; thence, with the r/w of Stewart Creek Blvd. with a curve to the left having a radius of 65.00 feet, an arc distance of 106.60 feet (chord bearing of N.37-65-00 feet), thence, leaving Stewart Creek Blvd., with a new line, N.00-18-00E. a distance of 270.51 feet to the point or place of beginning-containing 2.7555 acres.

This tract lies in Mecklenburg County and is shown on a plat registered in the Mecklenburg Registry in Book #24, Page 3 (Tract 7-A) being entitled "Record Plat Revision Stewart Creek Business Park".

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 18th day of June, 19 90, the reference having been made in Minute Book 98, and is recorded in full in Ordinance Book 40, at page 92-93.

Pat Sharkey  
City Clerk

APPROVED BY CITY COUNCIL

DATE

6/18/90

CITY B-1SCD

Petition No. 90-31  
Kimco Development

ORDINANCE NO. 2942-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 12.8 acres located on the southeasterly corner of Woodlawn Road and South Boulevard, changing from I-2 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 April 16, 1990; 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.

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 I-2 to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

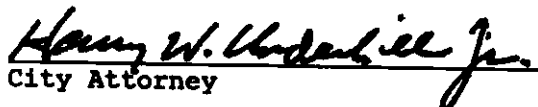
LEGAL DESCRIPTION

BEGINNING at a point, said point being the southerly edge of the Woodlawn Road right-of-way and the northwesterly corner of tax parcel 169-012-01 as recorded in Deed Book 2126 at Page 431, running thence S.02-58-00W. 299.66 feet, thence S.87-02-00E. 209.98 feet, thence S.03-01-30W. 340.0 feet, thence N.87-02-19W. 736.38 feet, thence N.12-03-00W. 211.39 feet, thence N.11-53-00W. 99.52 feet, thence N.11-30-00W. 98.93 feet, thence N.10-49-00W. 98.69 feet, thence N.10-10-00W. 98.81 feet, thence N.08-57-57W. 195.95 feet, thence N.06-35-00W. 96.87 feet, thence N.04-41-00W. 18.94 feet, thence S.63-43-07E. 18.30 feet, thence S.02-46-30E. 9.72 feet, thence S.04-41-00E. 96.20 feet, thence S.06-35-00E. feet, thence S.8-23-37E. 31.99 feet, thence N.88-55-58E. 137.38 feet, thence N.04-04-02W. 148.50 feet, thence S.61-42-39E. 116.55 feet, thence S.61-02-40E. 95.59 feet, thence S.61-36-40E. 418.04 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:

  
City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of June, 19 90, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page 94-95.

Pat Sharkey  
City Clerk



APPROVED BY CITY COUNCIL  
DATE June 18, 1990

Petition No. 90-37  
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2943

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE  
WITH RESPECT TO THE ZONING ORDINANCE

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 1102. Definitions, Restaurant with drive-in service, by adding the following phrase to the end of the existing sentence:

"or a restaurant with a drive-in service window and/or an outdoor service window having indoor seating accommodations for fewer than 50 patrons."

The amended definition will then reads as follows:

"Restaurant with drive-in service. An establishment designed, in whole or in part, to cater to or accommodate the consumption of food and/or beverages in automobiles on the premises of such establishment, or a restaurant with a drive-in service window and/or an outdoor service window having indoor seating accommodations for fewer than 50 patrons."

Section 2. These amendments shall become effective upon its adoption.

Approved as to form:

H. Michael Jr.  
Deputy City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of June, 1990, the reference having been made in Minute Book 95, and recorded in full in Ordinance Book 39, at page 96.

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Pat Sharkey, City Clerk

The parcel of land in the city of Charlotte, Crab Orchard township, Mecklenburg County, NC, and more particularly described as follows:

Being all of lots 43, 45, and 46 of Block C according to a map of Charcon Heights, section one, which map is recorded in map book 6, at page 87 of Mecklenburg County Public Registry. See book 4000, at page 0912 of the Mecklenburg County Public Registry for back deed reference.

Begin all of lots 47, 48, 49, and 50 of Block C, according to a map Charcon Heights, section one, which map is recorded in map book 6, at page 87 of the Mecklenburg County Public Registry. See book 3681, page 0255 of the Mecklenburg County Public Registry for back deed reference.

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

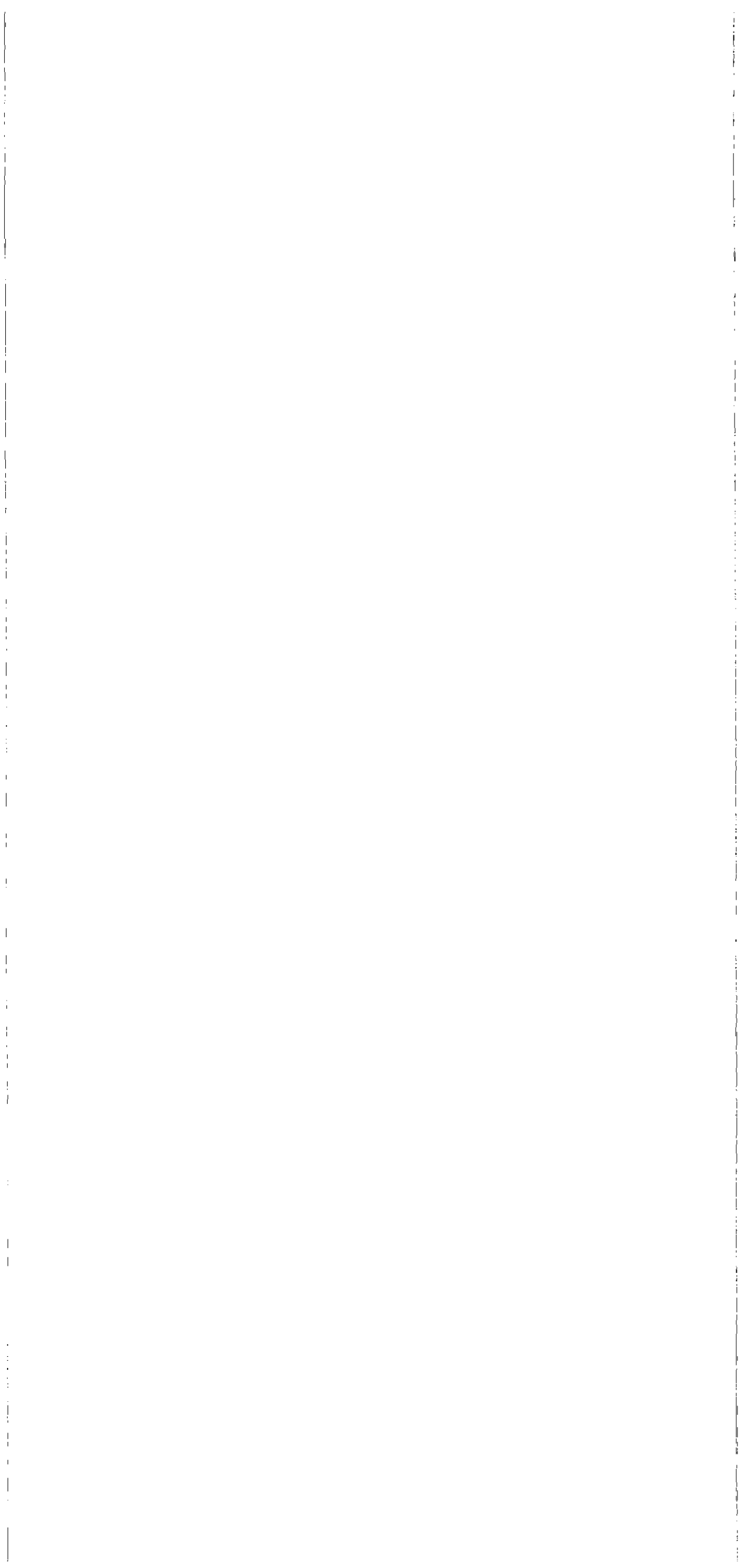
Section 3. That this ordinance shall become effective upon its adoption.

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 18th day of June, 19 90, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page 97-97A.

Pat Sharkey  
City Clerk



APPROVED BY CITY COUNCIL 17

DATE 6/18/90

CITY CD

Petition No. 90-38  
Samuel M. Youngblood

ORDINANCE NO. 2944-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 1.0 acre tract located on the east side of McGill Street bounded by Neal Drive and Heathway Drive, changing from R-12 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 May 21, 1990; 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 R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

APPROVED BY CITY COUNCIL  
DATE 6/18/90

CITY CD

Petition No. 90-42  
Charlotte Metro Credit  
Union & Charlotte Fire  
Department Credit Union

ORDINANCE NO. 2945-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 approximately 2.596 acres located on the south side of Central Avenue east of Brookshire Freeway and extending to Sunnyside Avenue, changing from R-6MF, 0-6, B-2 to 0-6(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 May 21, 1990; 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, 0-6, B-2 to

LEGAL BOUNDARY DESCRIPTION

BEGINNING at a point in the northwesterly right-of-way line of Sunnyside Avenue said point being at the intersection with the northeasterly right-of-way line of the Northwest Expressway and running thence with said right-of-way of Northwest Expressway N.46-00W. 111.5 feet to a point in the northeasterly right-of-way N.13-00W. 62.94 feet; thence N.77-00E. 55.0 feet; thence N.13-00W. 142.0 feet to a point in the southeasterly right-of-way line of Central Avenue; thence with said right-of-way N.77-00E. 203.0 feet; thence S.13-00E. 141.82 feet; thence S.29-00W. 13.45 feet; thence S.13-00E. 150.6 feet to the northwesterly right-of-way line of Sunnyside Avenue; thence with said right-of-way S.77-00W. 200.0 feet to the point of BEGINNING and containing 2.596 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:

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 18th day of June, 19 90, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page 98-99.

Pat Sharkey  
City Clerk

CITY ZONE CHANGE

Petition No. 90-45  
Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS  
MAP AMENDMENT NO. 2946-7

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-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

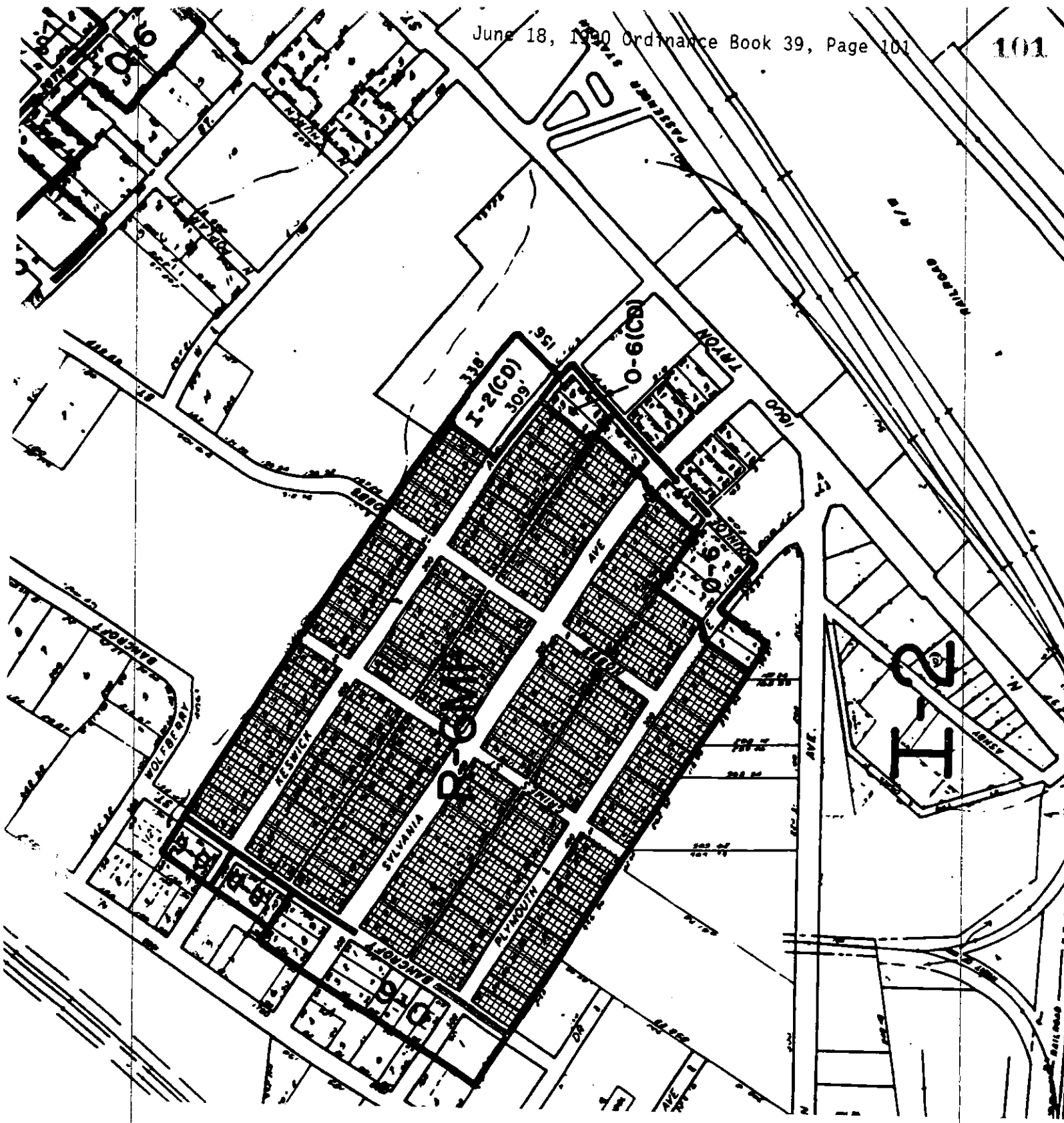
Section 2. That this ordinance shall become effective upon its adoption.

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 18th day of June, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 100-101.

Pat Sharkey,  
City Clerk



### North Tryon Corridor Study Rezoning


 R-6MF TO R-6

PETITION #1