

APPROVED BY CITY COUNCIL¹⁷
DATE 5/21/90

CITY CD

Petition No. 90-26
Sam Johnson

ORDINANCE NO. 2909-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 1.54 acres located off of the east side of U.S. Hwy. 521 (South Boulevard), south of Muddy Pond Lane, changing from R-6MF & R-6MF (Conditional Parking) 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 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 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 & R-6MF (Conditional Parking) to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at an E.I.P., said beginning point marking the northwesterly corner of Lot 55 in Block 32 of Starmount Subdivision No. 11, all as shown on map thereof recorded in Map Book 12 at Page 557 of the Mecklenburg County Registry, and runs thence from said beginning point S.0-14-57E. 323.97 feet to an E.I.P.; thence S.89-49-00W. 25.95 feet to an E.I.P.; thence S.00-05-40E. 95.18 feet to an E.I.P.,/ thence running S.00-19-09E. 97.15 feet to an iron pipe found at a common corner with ERNEST WILSON, JR.'s property (Deed Book 2008 - Page 61 in the MECKLENBURG COUNTY PUBLIC REGISTRY); thence running S.04-50-21E., 31.37 feet to an iron pin set at a new corner in the JUNE SMITH property (Deed Book 1677 - Page 296 in the MECKLENBURG COUNTY PUBLIC REGISTRY); thence running a new line through S.88-34-34W. 107.21 feet to an iron pin set in SAM JOHNSON's line (Deed book 4125 - Page 576 in the MECKLENBURG COUNTY PUBLIC REGISTRY); thence N.00-15-00E., 143.07 feet to a point thence W.425.00 feet to an E.I.P.; thence S.82-07-40E. N.00-14-30W. 425.00 feet to an E.I.P.; thence S.81-207-40E. 132.38 feet to the point or place of beginning. Containing 1.217 acres.

Being the identical property conveyed to Stanley Livingston Hoke by deed of June Smith and wife, Lillian W. Smith, by deed dated December 18, 1967 and recorded in Book 2927 at Page 524 of the Mecklenburg County Registry.

Parcels One and Two are more particularly described on that certain boundary and topographical survey for FORD MOTOR COMPANY prepared by General Surveyors, Inc. dated September 21, 1976, to which survey reference is made for a more particular description of the property.

The purpose of this Deed is to correct the description containing in the Deed from Grantor to Grantee dated December 21, 1976 and recorded in Book 3936, Page 489 in the office of the Register of Deeds for Mecklenburg County, North Carolina by adding the last call to the description of PARCEL TWO, which call was verdantly omitted from said original deed, and by correcting the acreage designation in the description of Parcel One.

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 day of 16th, 19 90, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page 17-18.

Pat Sharkey
City Clerk

CITY CDPetition No. 90-29
Charles E. KnoxORDINANCE NO. 2910-ZA 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 2.7 acres located off the northerly side of Alleghany Street west of Haywood Avenue, changing from R-15MF to R-15(CD) & 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 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 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-15MF to R-15(CD) & I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

DESCRIPTION OF PROPERTY TO BE REZONED R-15(CD)

Beginning at an iron pin located on the northerly margin of Alleghany Street, said point being a corner on the westerly line of Block 11, City View Heights as shown in Map Book 3, Pages 235 & 414 of the Mecklenburg County Registry and runs thence with the northerly margin of Alleghany Street S.7508-30W. 161.99 feet to an iron pin located in the northerly line of the Charlotte-Mecklenburg Board of Education property as described in Deed Book 2086, Page 24 of the Mecklenburg County Registry; thence with the Board of Education property as follows: (1) N.79-56W. 262.49 feet to a concrete monument; (2) N.52-00-29W. 257.88 feet to a point; thence with four (4) new lines as follows: (1) in an easterly direction with the arc of a circular curve to the right having a radius of 886.36 feet an arc distance of 13.87 feet to a point; (2) S.72-20-20E. 162.46 feet to a point; (3) with the arc of a circular curve to the left having a radius of 455.81 feet an arc distance of 258.71 feet to a point; (4) N.75-08-30E. 314.90 feet to a point in the westerly line of Block 11, City View Heights; thence with the westerly line of City View Heights S.4-34-18E. 159/06 feet to the point and place of Beginning. Containing 79,258 square feet or 1.819 acre as shown on map prepared by R. B. Pharr & Associates, P.A. dated September 27, 1989, revised December 28, 1989.

DESCRIPTION OF PROPERTY TO BE REZONED I-1(CD)

BEGINNING at a point in the westerly line of Block 11, City View Heights as shown in Map Book 3, Page 235 and 414 of the Mecklenburg County Registry, said point located N.4-34-18E. 159.06 feet as measured along the westerly margin of City View Heights from the northerly margin of Alleghany Street and runs thence with four (4) new lines as follows: (1) S.75-08-30W. 314.90 feet to a point; (2) with the arc of a circular curve to the right having a radius of 455.81 feet, an arc distance of 258.71 feet to a point; (3) N.72-20-20W. 162.46 feet to a point; (4) with the arc of a circular curve to the left having a radius of 886.36 feet, an arc distance of 13.87 feet to a point located in the northerly line of the Charlotte-Mecklenburg Board of Education property as described in Deed Book 2086, Page 24 of the Mecklenburg County Registry; thence with the northerly line of the School Board property N.52-00-29W. 119.68 feet to a point; thence with four (4) new lines as follows: (1) in an easterly direction with the arc of a circular curve to the right having a radius of 936.36 feet, an arc distance of 126.47 feet to a point; (2) S.72-20-20E. 162.46 feet to a point; (3) with the arc of a circular curve to the left having a radius of 405.81 feet, an arc distance of 230.33 feet to a point; (4) N.75-08-30E. 332.54 feet to a point in the westerly line of Block 11, City View Heights; thence with the westerly line of City View Heights S.4-34-18E. 53.02 feet to the point and place of Beginning. Containing 40,160 square feet or 0.922 acre as shown on map prepared by R. B. Pharr & Associates, P.A. dated September 27, 1989, revised December 28, 1989.

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 21st day of May, 19 90, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page 20-22.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL 23

DATE 5/21/90

CITY ZONE CHANGE

Petition No. 90-34
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. 2911-7

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 I-2 to B-2 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 21st day of May, 1990, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page(s) 23-24.

Pat Sharkey,
City Clerk

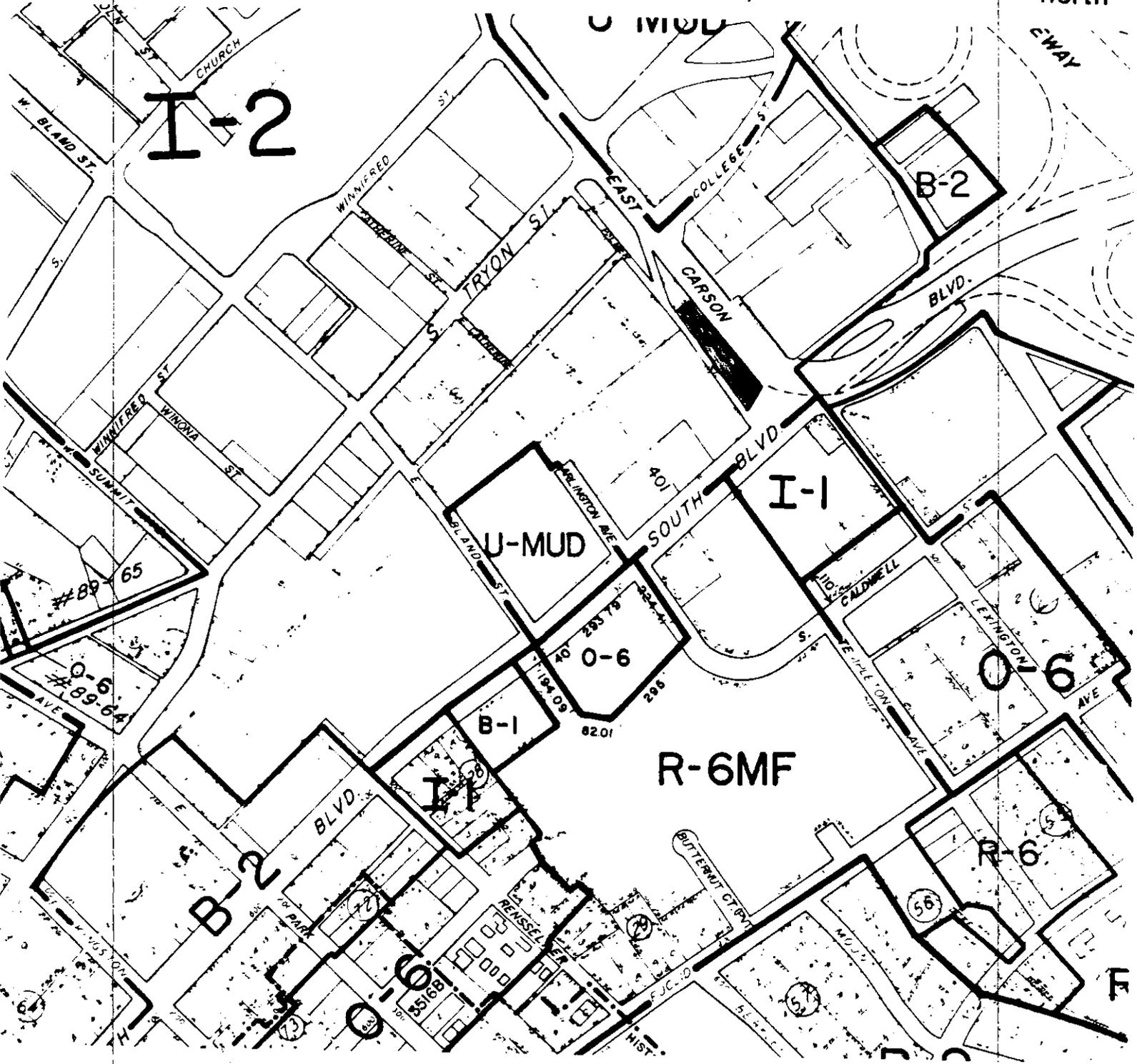
SOUTH BOULEVARD Rezoning # 10

May 21, 1990

Ordinance Book 39, Page 2



REZONED I-2 TO B-2



APPROVED BY CITY COUNCIL 25
DATE 5/21/90

CITY ZONE CHANGE

Petition No. 90-35
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. 2912-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-2 to B-1 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 21st day of May, 1990, the reference having been made in Minute Book 95, and is recorded in full in Ordinance Book 39, at page(s) 25-26.

Pat Sharkey,
City Clerk

PETITIONER Charlott-Mecklenburg Planning Commission

PETITION NO. 90-35 HEARING DATE: April 16, 1990

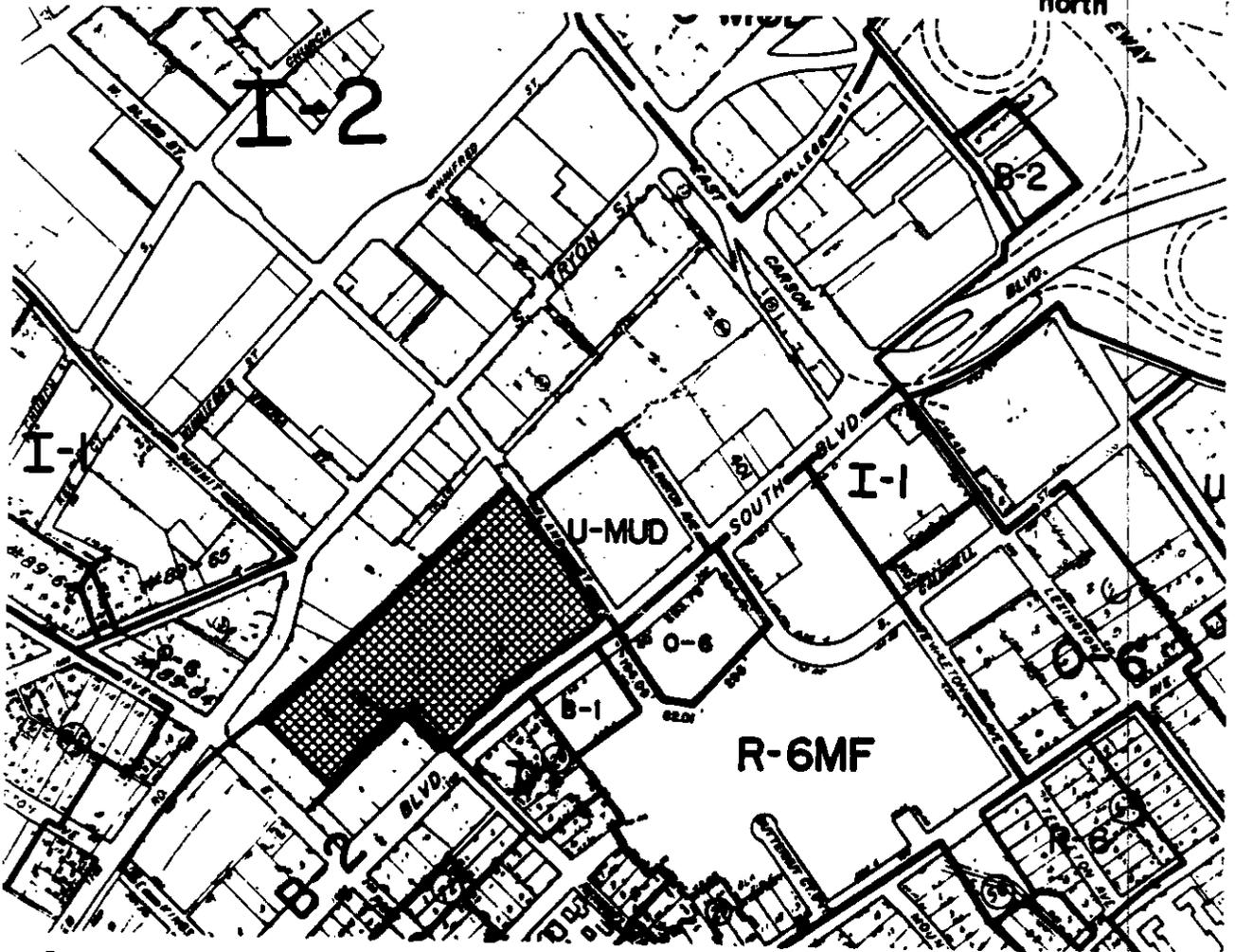
ZONING CLASSIFICATION, EXISTING I-2 REQUESTED B-1

LOCATION Approximately 6.0 acres located on the corner of the intersection of South Boulevard and Bland Street

South Boulevard Rezoning # 11



REZONED I-2 TO B-1



ZONING MAP NO. 102

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

