

APPROVED BY CITY COUNCIL  
DATE 1/22/91CITY CDPetition No. 90-60  
Charlotte-Mecklenburg  
Planning CommissionORDINANCE NO. 3087-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 approximately 1.38 acres located on the east side of South Boulevard south of East Tremont Avenue; changing from I-1 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 July 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 I-1 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

EXHIBIT A

BEGINNING at a point in the easterly margin of South Boulevard at its point of intersection with the northerly margin of Cleveland Avenue, and running thence with the said margin of South Boulevard in two (2) courses and distances as follows: (1) N.10-54-30E. 10.98 feet to a concrete monument; (2) N.13-56-55E. 269.73 feet to a concrete monument; thence S.79-25-59E. 294.91 feet to a concrete monument on the westerly margin of Cleveland Avenue; thence with the said margin of Cleveland Avenue; thence with the said margin of Cleveland Avenue in three (3) courses and distance as follows: (1) S.43-53-30W. 335.87 feet to a concrete monument; (2) in a southwesterly direction with the arc of a circular curve to the right having a radius of 20.00 feet, an arc distance of 21.51 feet; and (3) N.74-29-00W. 108.33 feet to the point and place of BEGINNING, containing 1.381 acres, more or less, as shown on survey prepared by Jack R. Christian, R.S., dated January 29, 1985, and revised October 26, 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:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22<sup>n</sup> day of January, 19 91, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 332-334.

Pat Sharkey  
City Clerk

# SOUTH BLVD. REZONING

## REZONE FROM I-1 TO B-2

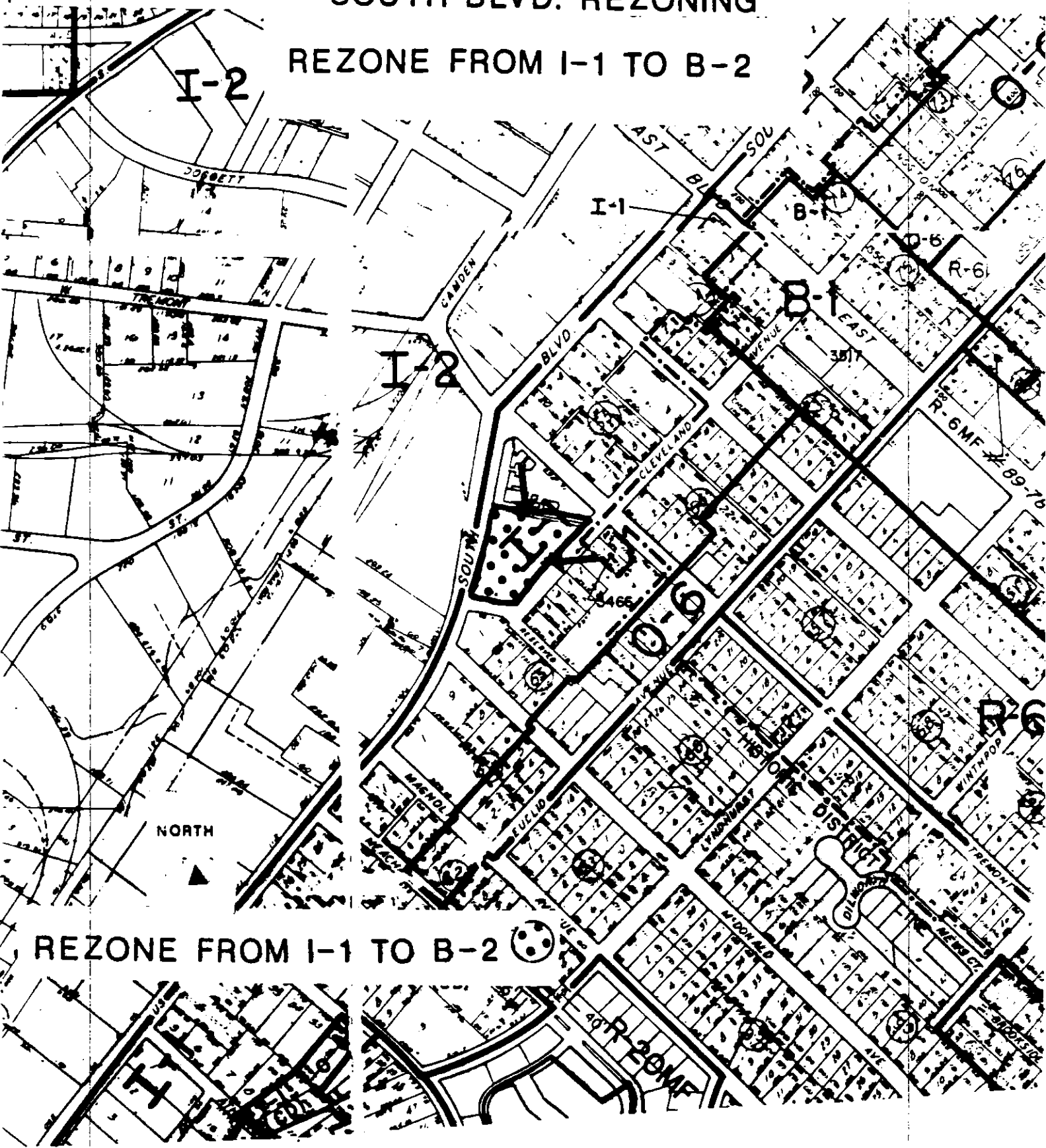
I-2

I-1

I-2

NORTH

REZONE FROM I-1 TO B-2



APPROVED BY CITY COUNCIL  
DATE 1/22/91

CITY CD

Petition No. 90-81  
Mark Pope, III

ORDINANCE NO. 3088-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 20.2 acres located north of Westinghouse Boulevard, west of York Road at the end of Southbourne Road, changing from R-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 November 19, 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-15 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

All that tract or parcel of land lying and being in Steele Creek Township, Mecklenburg County, North Carolina and being more particularly described as follows:

To find the true point of beginning commence at the point formed by the intersection of the southern right-of-way of Oakhaven Drive (a right-of-way 60 feet in width) with the western right-of-way of Southbourne Road (a right-of-way 60 feet in width); thence along the western right-of-way of Southbourne Road S.02-20-27E. a distance of 309.53 feet to a point at the southwestern terminus of Southbourne Road and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established N.87-39-33E. a distance of 60.00 feet to a point; thence N.87-39-33E. a distance of 289.00 feet to an old axle; thence N.78-59-43E. a distance of 362.61 feet to an existing iron pipe; thence S.03-33-11E. a distance of 208.74 feet to an existing iron pipe; thence N.80-00-16E. a distance of 208.81 feet to an existing iron pipe; thence S.03-33-10E. a distance of 638.01 feet to a point; thence S.88-44-16W. a distance of 1,247.81 feet to an existing iron pin; thence N.04-30-08E. a distance of 745.95 feet to an old axle; thence N.87-39-33E. a distance of 226.37 feet to a point and the TRUE POINT OF BEGINNING; shown as that portion (approximately 20,208 acres) which is currently zoned R-15 on that boundary survey for Graphics Industries dated March 18, 1990, last revised September 11, 19910, prepared by Spratt-Seaver, Inc., Maurice B. Seaver, North Carolina Registered Land Surveyor No. L594.

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 22nd day of January, 19 91, the reference having been made in Minute Book 97, and is recorded in full in Ordinance Book 39, at page 335-336.

Pat Sharkey  
City Clerk