

Rec'd 6/17/94

CITY CDPetition No. 92-69  
Center PropertiesORDINANCE NO. 3488-ZAN 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 8.52 acres located on the southwesterly corner of the intersection of Sharon Road and Fairview Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 21, 1992; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-1 and O-1 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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 January, 1993, the reference having been made in Minute Book 102, and is recorded in full in Ordinance Book 41, at page(s) 258-259.

Brenda R. Freeze  
City Clerk

92-69 Sharon Corners  
OK  
3/1/93

PROPOSED LEGAL DESCRIPTION  
(Sharon Corners for Rezoning)

.....BEGINNING at an existing concrete right-of-way monument on the right-of-way line of Fairview Road (100 ft. wide), at the division line between that of lands belonging to Humble Oil & Refining Co., on the east, as described in Book 1740 of Deeds at Page 364 in the Mecklenburg County Public Registry, and of Center Properties LTD., on the west, as described in Book 4200 of Deeds at Page 872; Thence from said BEGINNING point, and running along said division line, the following:

- (1) S. 24-04-29 W., 5.95 feet to a monument;
- (2) S. 23-59-58 W., 134.92 feet to a point;
- (3) S. 70-00-13 E., 150.16 feet to a point in the right-of-way of Sharon Rd;

Thence along the right-of-way line of Sharon Road.,

- (4) S. 23-39-59 W., 493.13 feet to an existing iron rebar;

Thence running along the lines of Center Properties LTD., the following:

- (5) N. 66-19-36 W., 342.77 feet to an existing iron rebar;
- (6) S. 89-16-56 W., 118.12 feet to a point;
- (7) S. 84-47-32 W., 64.82 feet to an existing iron rebar;
- (8) N. 02-37-44 E., 52.56 feet to a point;
- (9) N. 02-55-03 E., 271.35 feet to an existing iron rebar;
- (10) S. 88-19-29 W., 91.77 feet to an existing iron rebar, a corner of the Sara E. Morrison property, as described in Book 895 of Deeds at Page 267 in the Mecklenburg County Public Registry;

Thence along the division line between said Morrison and Center Properties the following:

- (11) N. 25-29-09 E., 219.78 feet to a point;
- (12) N. 25-28-01 E., 234.93 feet to a concrete monument; and
- (13) N. 58-02-05 E., 14.07 feet to an existing iron rebar in the southerly right-of-way line of Fairview Road;

Thence along the said right-of-way line of Fairview Road the following:

- (14) S. 61-20-57 E., 92.28 feet to an existing iron rebar and
- (15) S. 60-07-03 E., 89.57 feet to an existing iron rebar, a corner of the Union Oil Company as described in Book 4000 of Deeds at Page 511 in the Mecklenburg County Public Registry;

Thence along the division lines between that of said Union Oil Company and Center Properties, the following:

- (16) S. 20-30-51 W., 215.10 feet to a point;
- (17) S. 76-17-34 E., 80.19 feet to an existing iron rebar;
- (18) N. 61-31-11 E., 149.92 feet to a point; and
- (19) N. 25-04-52 E., 69.60 feet to a point in the right-of-way line of Fairview Road;

Thence along said right-of-way line of Fairview Rd., the following:

- (20) On a curve to the left having a radius of 1,653.86 ft., an arc length of 94.80 feet (chord = S. 67-10-04 E., 94.78 ft.) to a point; and
- (21) S. 69-30-25 E., 73.58 feet to the point and place of BEGINNING; Said parcel of land containing 8.522 acres of land (371,211.51 sq. ft.), all as shown on a survey plat by GNA Design Associates, J. S. Hladun, RLS, dated Sept. 16, 1992 (Proj. No. 29811.03).



Jeff S. Hladun  
2/17/93

APPROVED BY CITY COUNCIL

Read 6/17/93

DATE 1/19/93CITY CDPetition No. 92-70  
Norwood Plants and Garden CenterORDINANCE NO. 3489-ZAN 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 3.39 acres located on the northerly side of Albemarle Road east of Hollirose Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 21, 1992; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the northerly right-of-way line of Albemarle Road said point being the southwest corner of a tract of land described in Deed Book 5662, Page 671 of the Mecklenburg Public Registry and running thence; N. 06-57-34 W. 370.69 feet; thence N. 84-02-53 E. 282.80 feet; thence S. 09-17-17 E. 67.96 feet; thence N. 84-32-54 E. 137.86 feet; thence S. 05-27-50 E. 304.66 feet to the northerly right-of-way line of Albemarle Road; thence with said right-of-way S. 84-29-00 W. 416.51 feet to the point of BEGINNING and containing 3.39 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:

*Paula A. Kratt*  
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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 19th day of January, 19 94, the reference having been made in Minute Book 102, and is recorded in full in Ordinance Book 41, at page 260-261.

Brenda R. Freeze  
City Clerk