

APPROVED BY CITY COUNCIL
DATE April 18, 1993

CITY ZONE CHANGE

Petition No. 93-116
Lowe's Co.

ORDINANCE NO. 3842-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from B-1SCD to CC 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 April, 19 94, the reference having been made in Minute Book 104 ~~XXXXXX~~ at page ~~XXXXXX~~ and recorded in full in Ordinance Book 45, Pages 258-259.

Brenda R. Freeze
City Clerk

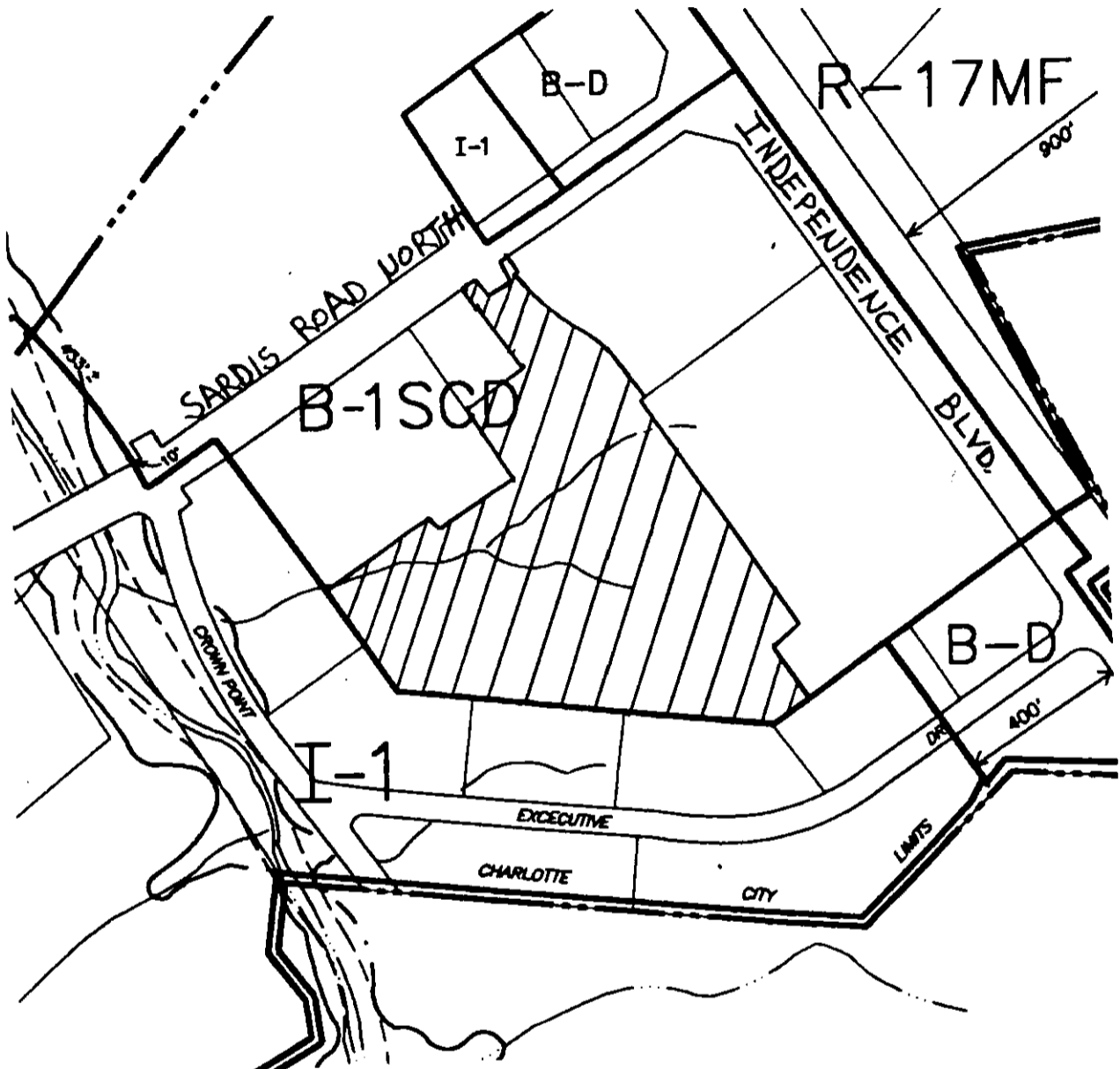
Petition #: 93-116

Petitioner: Lowe's Co. **Hearing Date:** December 20, 1993

Zoning Classification (Existing): B-1 SCD

Zoning Classification (Requested): CC

Location: Approximately 13.609 acres located on the south side of Sardis Road North south of Independence Boulevard.



Zoning Map #(s): 144

Scale: 1" = 400'

APPROVED BY _____
DATE April 18, 1994

CITY ZONE CHANGE

Petition No. 94-15
Glen and Edith Reynolds, Thomas and
Virginia Ginn and Reese and Louise
Wilson

ORDINANCE NO. 3843-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from R-17MF to O-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. Thelwell 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 April, 19 94, the reference having been made in **Minute Book** 104, ~~at page~~XXXXXXXXXXXXXXXXXXXX and recorded in full in Ordinance Book 45, Pages 261-262.

Brenda R. Freeze
City Clerk

Petition #: 94-15

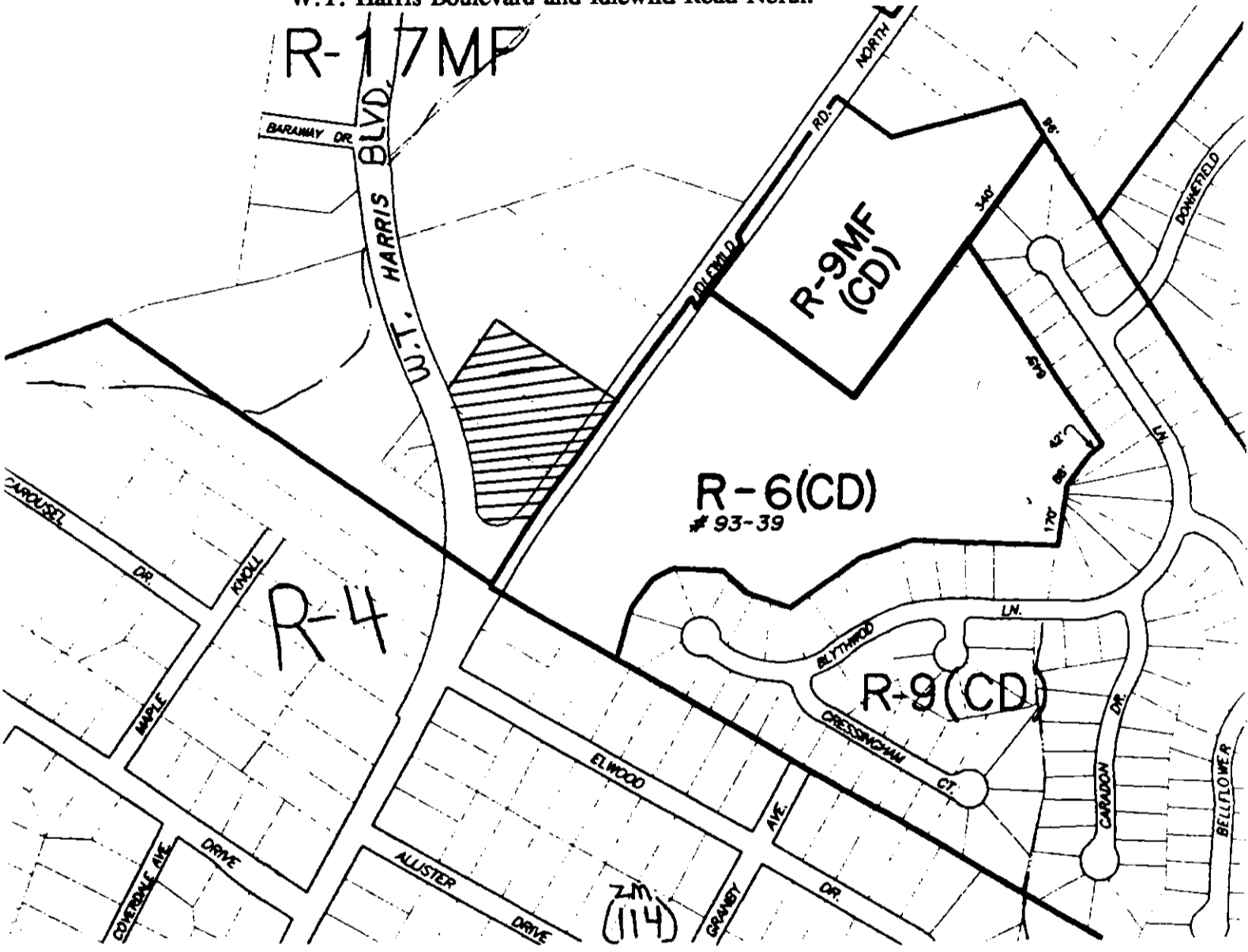
Petitioners: Glen and Edith Reynolds, Thomas and Virginia Ginn and Reese and Louise Wilson

Hearing Date: March 21, 1994

Zoning Classification (Existing): R-17MF

Zoning Classification (Requested): B-2

Location: Approximately 2.95 acres located at the northeast corner of the intersection of W.T. Harris Boulevard and Idlewild Road North.



Zoning Map #(s): 114

Scale: 1" = 400'

DATE April 18, 1994

CITY CD

Petition No. 94-16
Freightliner of Charlotte

ORDINANCE NO. 3844-7

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 approximately 1.687 acres located on the south side of Cannon Avenue east of Wildrose 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 March 21, 1994; 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-4 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

-continued-

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 April, 1994, the reference having been made in Minute Book 104, and is recorded in full in Ordinance Book 45 at page 263-265.

Brenda R. Freeze
City Clerk

**LEGAL DESCRIPTION
FREIGHTLINER OF CHARLOTTE
R-4 TO B-2(CD)**

BEGINNING at a point in the southerly right-of-way line of Cannon Avenue, said point being the northeast corner of a tract of land described in Deed Book 6601, Page 249 of the Mecklenburg Public Registry, and running thence S. 21-41-07 W. 200.00 feet; thence N. 69-29-10 W. 404.61 feet; thence N. 28-50-18 E. 200.00 feet to the southerly right-of-way line of Cannon Avenue; thence with said right-of-way three (3) courses as follows: (1) S. 61-55-05 E. 98.44 feet; (2) S. 64-36-31 E. 99.56 feet; (3) S. 76-48-12 E. 184.47 feet to the BEGINNING and containing 1.687 acres.

APPROVED BY CITY COUNCIL
DATE April 18, 1994

CITY CD

Petition No. 94-17
Crescent Resources, Inc.

ORDINANCE NO. 3845-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 approximately 10.49 acres located on the west side of Beam Road north and south of Duke Power right-of-way and south of Center Park 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 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 March 21, 1994; 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 I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:


See Attached

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

-continued-

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 April, 1994, the reference having been made in Minute Book 104, and is recorded in full in Ordinance Book 45 at page 267-269.

Brenda R. Freeze
City Clerk

94-17

**BEAM ROAD PROPERTY
BOUNDARY DESCRIPTION**

BEGINNING AT P.K. NAIL (F), CENTERLINE BEAM ROAD, CORNER OF CRESCENT RESOURCES AND BURCHMONT LAND ASSOC. N/F., REF. 5608/196. LEAVING BEAM ROAD, WITH BURCHMONT LAND ASSOC. N/F. PROPERTY S87-00'-22" W - 886.73 FT. TO 28" HICKORY, CORNER OF CRESCENT, BURCHMONT CENTERLINE SELSEY LIMITED PARTNERSHIP N/F. THEN LEAVING 28" HICKORY WITH SELSEY LIMITED PARTNERSHIP N/F. PROPERTY LINE, N26-01'-40" E- 1178.94' FT. TO A POINT IN CENTERLINE OF BEAM ROAD, JOINT CORNER WITH ABDULRAHMAN MOHAMMED AL-MOHDAR N/F. REF. 5814/929 LOT 19. THENCE LEAVING SAID POINT IN CENTERLINE OF ROAD, WITH THE CENTERLINE OF BEAM ROAD S19-58'-29" E- 1052.87' TO P.K. NAIL IN CENTERLINE OF BEAM ROAD. THEN WITH CENTERLINE OF BEAM ROAD S19-55'-54" E- 25.02' TO THE BEGINNING. TRACT BEING 10.49 ACRES, TAX ID. NO. 141-61-1.

DATE April 18, 1994

CITY CD

Petition No. 94-18
Daniel L. and Carolyn S. Kennedy

ORDINANCE NO. 3846-7

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 approximately 1.14 acres located on the northeast corner of the intersection between Hoskins Road and Rozzell's Ferry 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 March 21, 1994; 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 B-2 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:


See Attached

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

-continued-

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 April, 1994, the reference having been made in Minute Book 104, and is recorded in full in Ordinance Book 45 at page 270-272.

Brenda R. Freeze
City Clerk

**BOUNDARY DESCRIPTION
D L'S SMALL CAR**

BEGINNING at the intersection of the northeasterly right-of-way line for Rozzell's Ferry Road three (3) courses as follows: (1) N. 33-29-05 W. 55.50 feet; (2) N. 33-09-00 W. 86.65 feet; (3) N. 33-07-00 W. 65.74 feet to the intersection of the southwesterly right-of-way line of North Cloudman Street; thence with said right-of-way line N. 56-13-00 E. 197.30 feet; thence S. 31-46-19 E. 82.89 feet; thence S. 31-34-00 E. 86.00 feet; thence S. 33-21-47 E. 56.48 feet to the northwesterly right-of-way line of Hoskins Road; thence with said right-of-way line S. 55-25-27 W. 192.85 feet to the BEGINNING and containing 1.14 acres.

APPROVED BY CITY COUNCIL
DATE April 18, 1994
Petition No. 94-19
Tsun Y. Li

CITY ZONE CHANGE

ORDINANCE NO. 3847-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from B-1 to B-D 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. Chadwell 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 April, 1994, the reference having been made in **Minute Book** 104, ~~XXXXXX~~ and recorded in full in Ordinance Book 45, Pages 273-275.

Brenda R. Freeze
City Clerk

Petition #: 94-19

Petitioners: Tsun Y. Li

Hearing Date: March 21, 1994

Zoning Classification (Existing): B-1

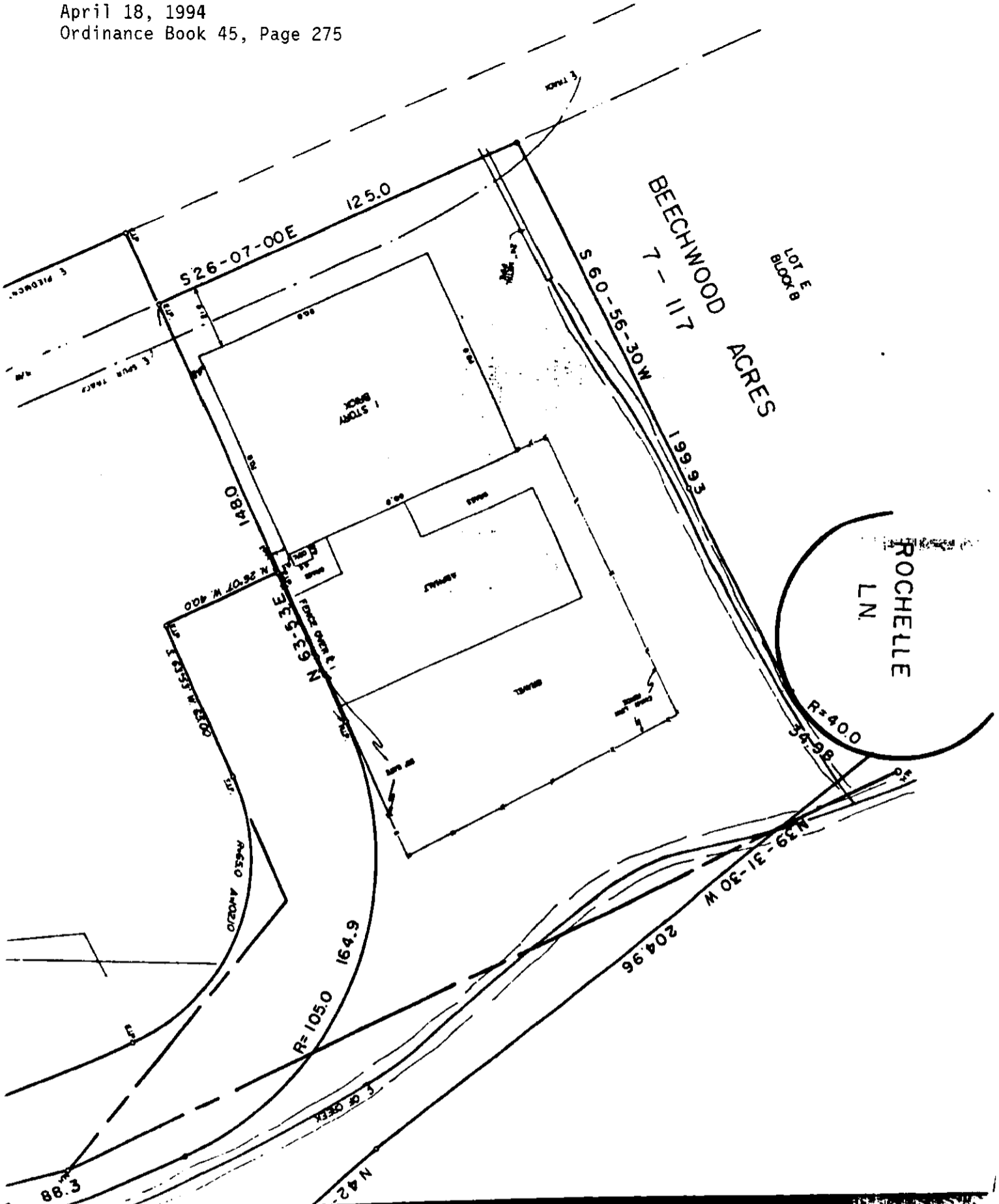
Zoning Classification (Requested): B-D

Location: Approximately 0.70 acres located on the west side of Hoskins Avenue south of S. Hoskins Road.



Zoning Map #(s): 80

Scale: 1" = 400'



DATE April 18, 1994

CITY ZONE CHANGE

Petition No. 94-20A,B and C
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 3848-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from R-17MF to R-3 (Area A), R-4 (Area B) and R-8 (Area C) 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:


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 April, 1994, the reference having been made in Minute Book 104, ~~at page~~ XXXXXXXXXX and recorded in full in Ordinance Book 45, Pages 276-278.

Brenda R. Freeze
City Clerk

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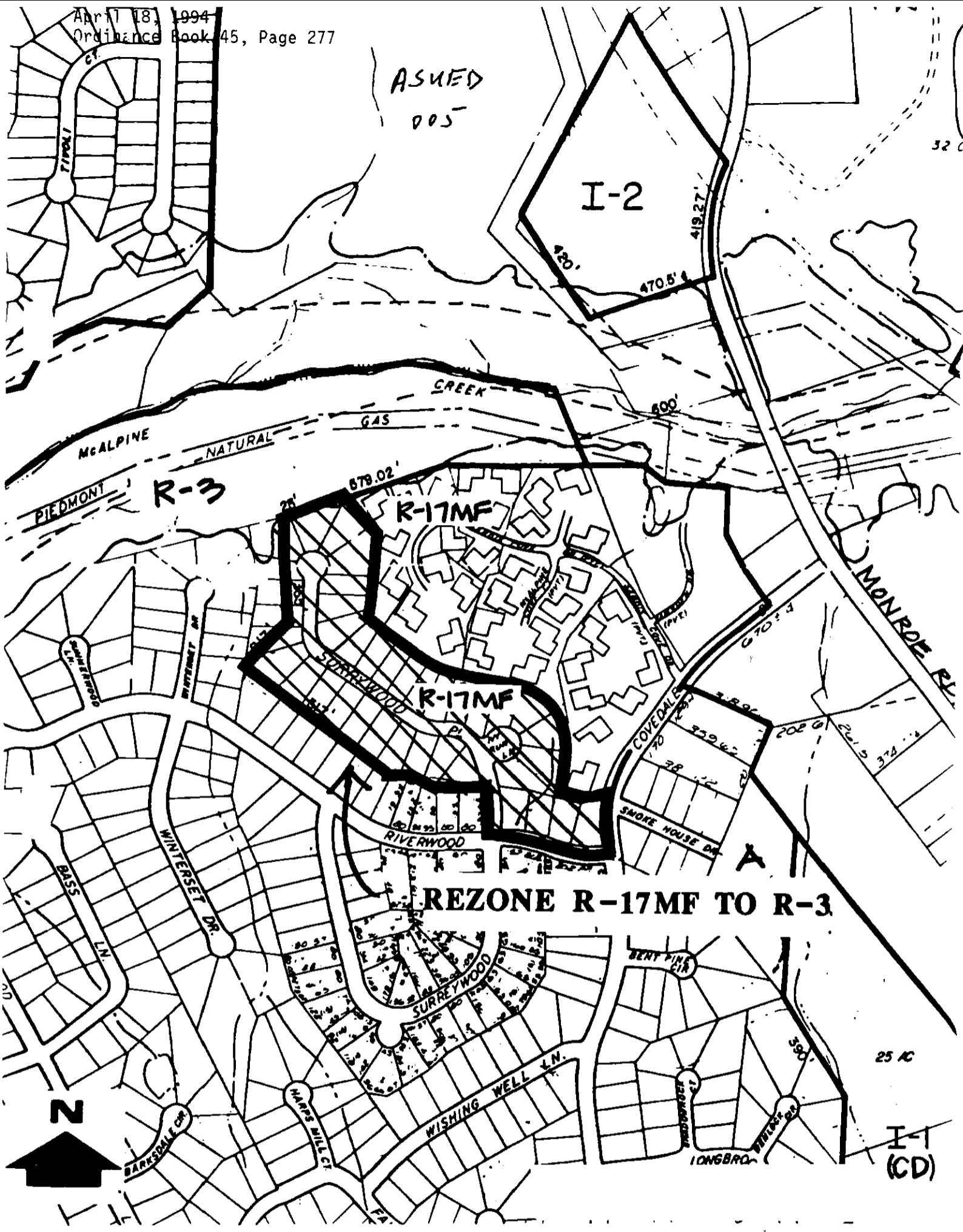
I-2

R-3

R-17MF

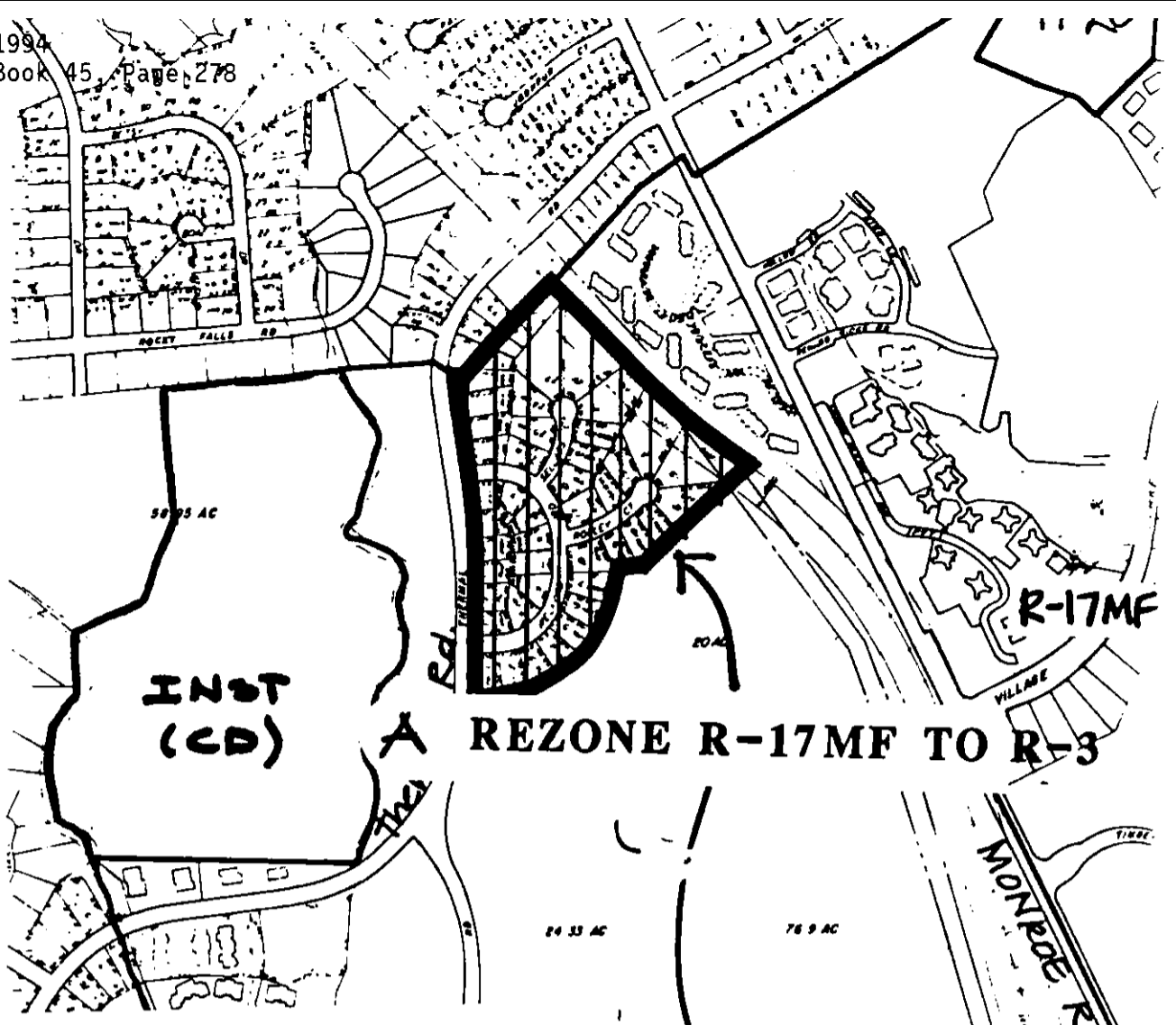
R-17MF

REZONE R-17MF TO R-3

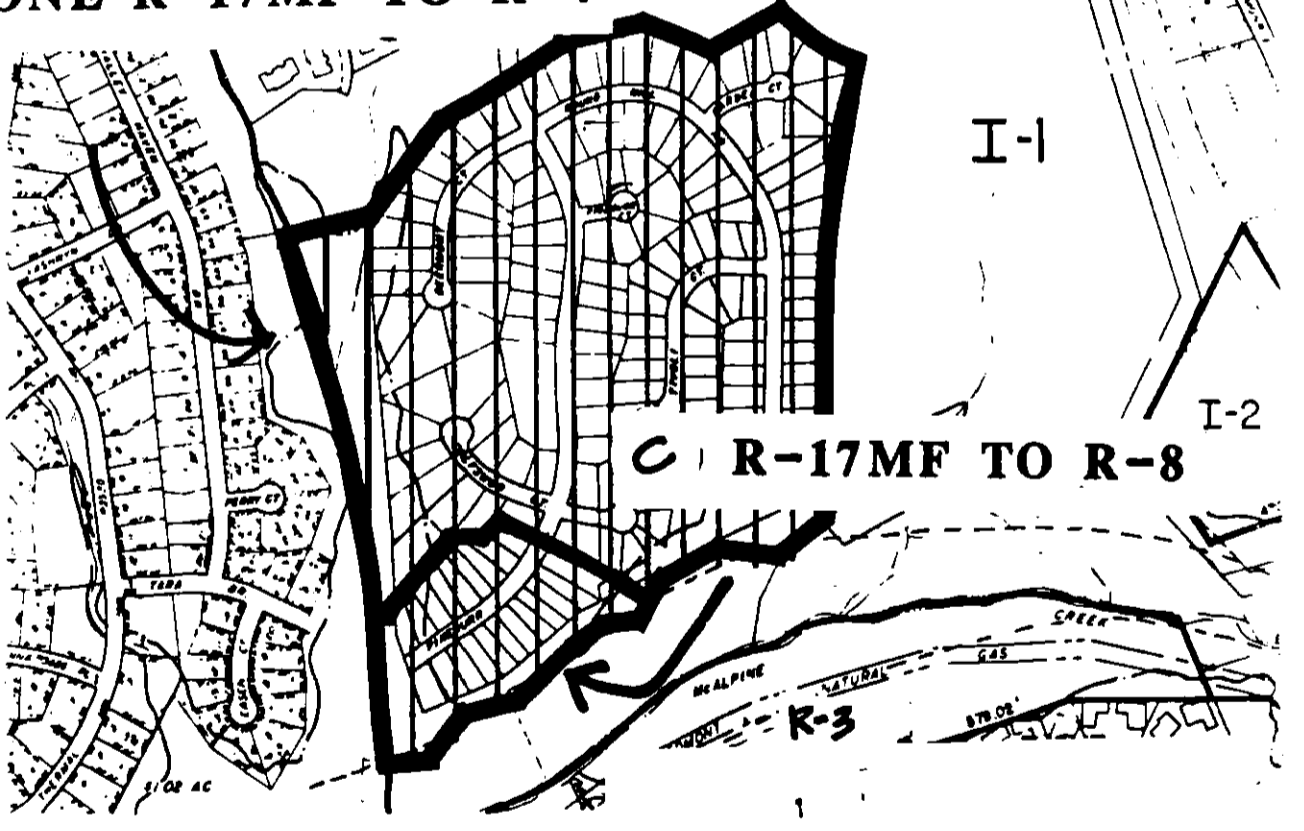


25 AC

I-1
(CD)



B REZONE R-17MF TO R-4



DATE April 18, 1994

CITY ZONE CHANGE

Petition No. 94-21A and B
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 3849-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from R-22MF to R-8 (Area A) and R-4 (Area B) 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:

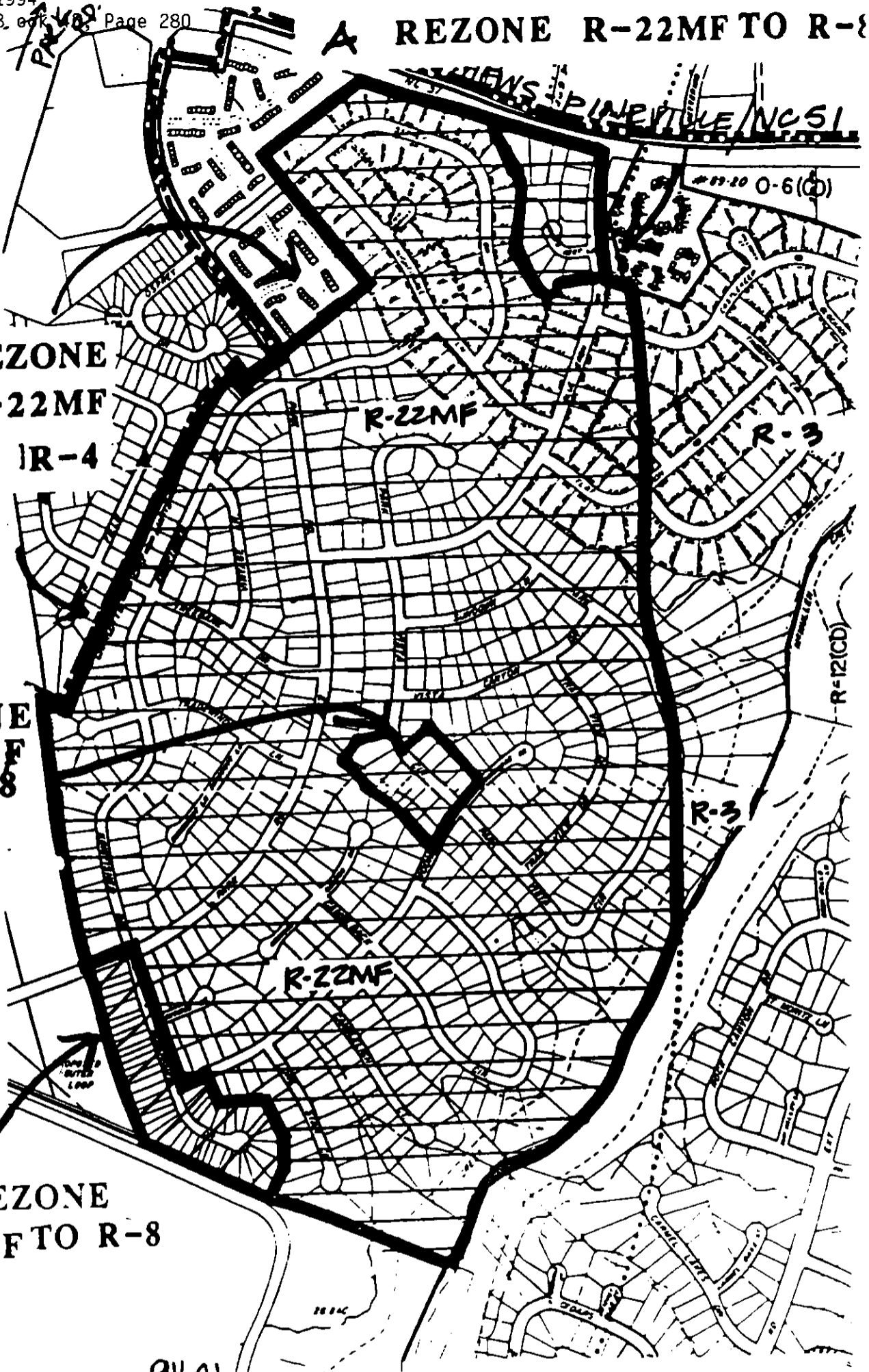
Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of April, 1994, the reference having been made in **Minute Book** 104 ~~at page~~ XXXXXXXXXX and recorded in full in Ordinance Book 45, Pages 279-280.

Brenda R. Freeze

City Clerk

A REZONE R-22MF TO R-8



**B REZONE
R-22MF
TO R-4**

**REZONE
R-22MF
TO R-8**

**A REZONE
R-22MF TO R-8**



94.01

1014

APPROVED BY CITY COUNCIL
DATE April 18, 1994

CITY ZONE CHANGE

Petition No. 94-22
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 3850-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from B-2 to R-43MF 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 April, 1994, the reference having been made in Minute Book 104 ~~at page XXXXX~~ and recorded in full in Ordinance Book 45, Pages 281-282.

Brenda R. Freeze
City Clerk

D12

27.1 AC

CONDITIO
OUTDOOR
UNDER S

R-17MF

B-2

REZONE B-2
TO R-43MF

B-1 S.C.D.

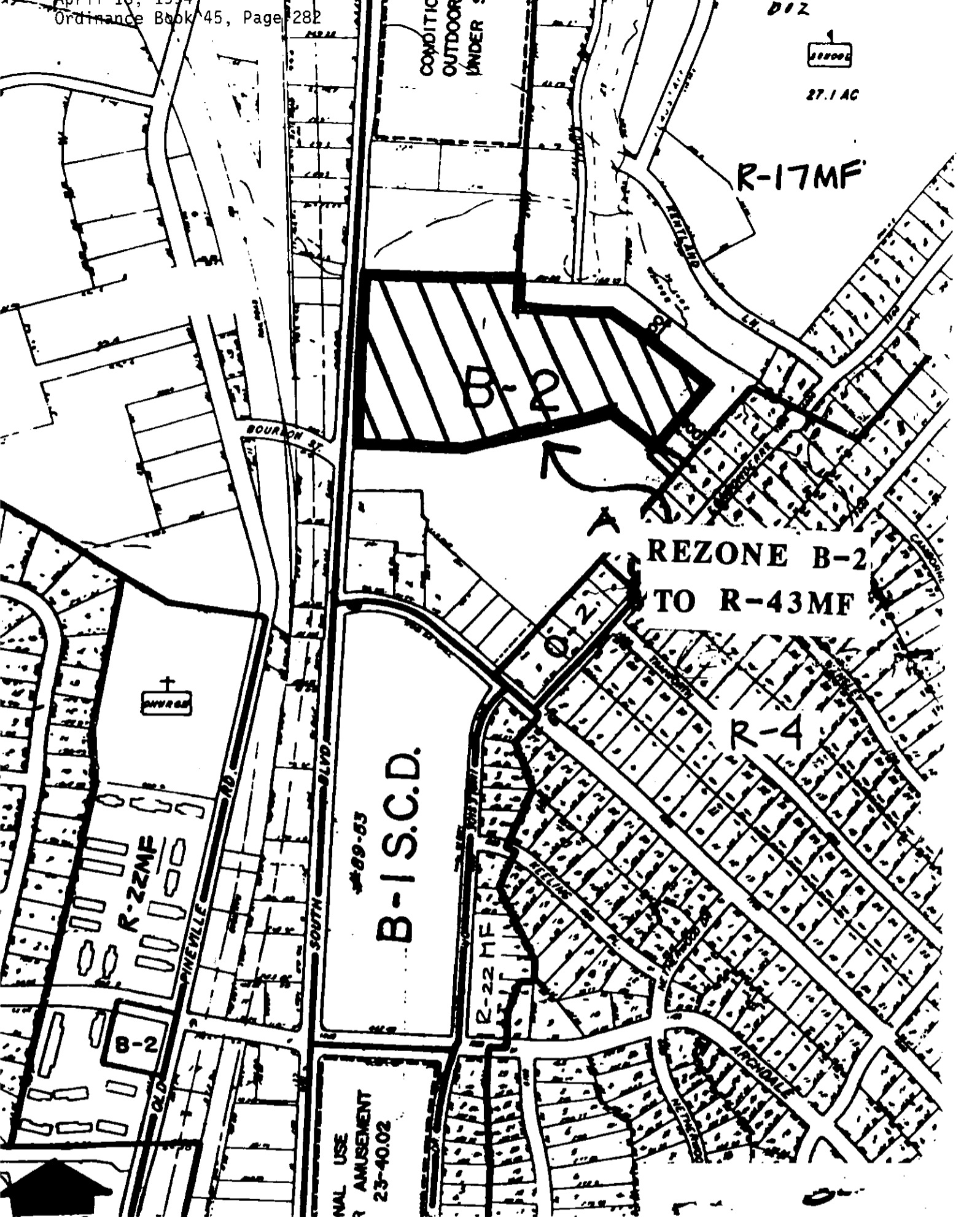
R-4

R-22MF

B-2

R-22 MF

NAL USE
AMUSEMENT
23-40.02



APPROVED BY CITY COUNCIL
DATE April 18, 1994

CITY ZONE CHANGE

Petition No. 94-24
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 3851-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 change from R-12MF(CD) to R-3 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.

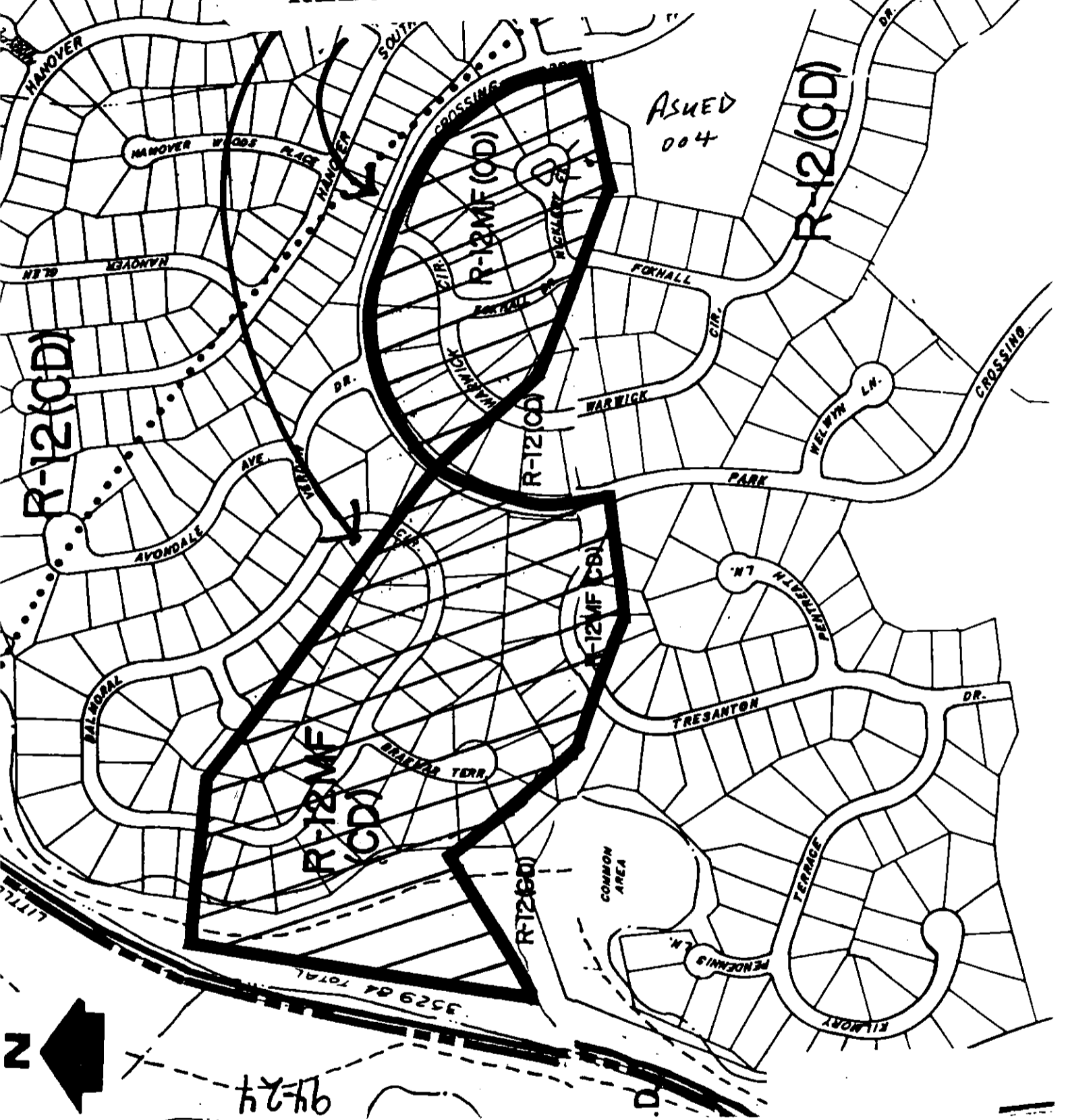
APPROVED AS TO FORM:

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 April, 1994, the reference having been made in Minute Book 104 ~~at page XXXXXXXX~~ and recorded in full in Ordinance Book 45, Pages 284-285.

Brenda R. Freeze
City Clerk

REZONE R-12MF CD TO R-3



* The distance from thoroughfare centerline to proposed right of way line for Class III and IV thoroughfares located within the area bounded by Route 4 and I-85 shall measure 40 feet for Class III streets and 30 feet for Class IV streets. These standards represent the normally required rights-of-way. However, additional right-of-way may be necessary in the area of interchanges, intersections, cut/fill areas, or areas where horizontal or vertical alignments must be improved and will be determined on a case by case basis by the City Department of Transportation. In addition, in those areas in which the existing street right-of-way exceeds the above noted dimension, the right-of-way width may not be reduced and certain thoroughfares will exceed this dimension as indicated by the Thoroughfare Plan.

2. This ordinance shall become effective upon 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 April, 1994, the reference having been made in Minute Book 104, and recorded in full in Ordinance Book 45, at page 287-288.

Brenda R. Freeze
City Clerk

April 18, 1994
Ordinance Book 45, Page 290

APPROVED BY CITY COUNCIL
DATE April 18, 1994

AMENDING CHAPTER 20

ORDINANCE NO. 3853

EDITOR'S NOTE: Words that are underlined are additions and words that are overstruck are deletions.

ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF THE CITY CODE
OF THE CITY OF CHARLOTTE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

Section 1. Chapter 20, is hereby amended as follows:

1. Amend Section 20-22b (Right-of-Way) to note an urban thoroughfare width as follows:

Minimum R.O.W. Street Type	Feet
Freeway or Expressway (Class I)	350
Limited Access Arterial (Class II)	200
Commercial Arterial (Class III-C)	150
Major Arterial (Class III)	100*
Minor Arterial (Class IV)	70*
Collector (Class V)	60
Local (Class VI)	50
Local Limited (Class VI-L)	40

*The right-of-way widths for urban Class III and IV thoroughfares located within the area bounded by Route 4 and I-85 shall be a minimum of 80 feet for Class III streets and 60 feet for Class IV streets and as provided for in Section 12.103 of the City of Charlotte Zoning Ordinance.

2. Amend the first sentence of Section 20-37 Class III (Major Arterial) Right-of-way so that provision reads as follows:

Class III (Major Arterial)

Right-of-way--The developer is responsible for the dedication of up to 100 feet (50 feet each side of the centerline) as provided for in Section 20-22(b)

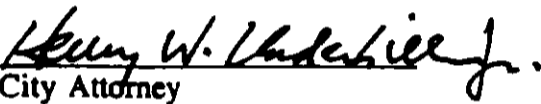
3. Amend the first sentence of Section 20-37 Class IV (Minor Arterial) Right-of-way so that provision reads as follows:

Class IV (Minor Arterial)

Right-of-way--The developer is responsible for the dedication of up to 70 feet (35 feet each side of the centerline) as provided for in Section 20-22(b).

4. This ordinance shall become effective upon 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 April, 1994, the reference having been made in Minute Book 104, and recorded in full in Ordinance Book 45, at page 290-291.

Brenda R. Freeze
City Clerk