

DATE February 21, 1994

CITY CD

Petition No. 93-110  
Ronald S. and Betty B. Cecil

ORDINANCE NO. 3793-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 1.63 acres located on the northeast side of the intersection of East W.T. Harris Boulevard and Robinson Church 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 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 October 20, 1993; 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 O-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.

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 21st day of February, 1994, the reference having been made in Minute Book 103, and is recorded in full in Ordinance Book 45, at page(s) 169-170..

Brenda R. Freeze  
City Clerk

5. Written Boundary Description, as taken from the information provided by the Registry of Deeds, Deed book 4222, page 145.

"Beginning at a point in the center line of Hickory Grove-Newell Road where the same intersects with the center line of Robinson Church Road; and runs thence with the center line of Hickory Grove- Newell Road, N. 40-33 W. 336.9 feet to a point; thence N. 85-20 E. 352.2 feet to an iron; thence S. 16-21 E. 71.65 feet to an old iron; thence S. 6-38 W. 247.84 feet to a point in the center line of Robinson Church Rd; thence with the center line of Robinson Church Road, N. 76-13 W. 127.6 feet to the point and place of Beginning and containing 1.63 acres, more or less."

\* Please note that the State of North Carolina has changed the name of Hickory Grove -Newell Road, also known as Newell-Hickory Grove Road., to East W.T. Harris Blvd.

APPROVED BY CITY COUNCIL

DATE February 21, 1994

Petition No. 94-3  
Jesse E. and Jewel Oxendine

CITY CD

ORDINANCE NO. 3794-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 2.2 acres located on the west side of Monroe Road south of Sardis Road North; 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 January 18, 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-17MF to O-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.

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 21st day of February, 1994, the reference having been made in Minute Book 103, and is recorded in full in Ordinance Book 45, at page(s) 171-172.

Brenda R. Freeze  
City Clerk

94-367

Printed and the Sale by  
BASE OFFICE QUINCY'S LTD  
Charlotte, N. C.

MECKLENBURG COUNTY

This Deed Made this 21st day of January, 1994 A. D.

by and between

WILLIAM TROTTER DEVELOPMENT COMPANY

a corporation organized and existing under and by the virtue of the laws of the State of North Carolina with its principal office located at 1221 East Morehead Street, Charlotte of the County of Mecklenburg and State of North Carolina party of the first part, and

JESSE E. OXENDINE and wife, JEWELL H. OXENDINE

of the County of Mecklenburg and State of North Carolina parties of the second part.

Witnesseth, That the said party of the first part, in consideration of One Hundred (\$100) Dollars and other valuable considerations Debit to it paid by the parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, doth grant, bargain, sell and convey unto the said Parties of the Second Part and their heirs, all that certain parcel of land, situate, lying and being in Providence Township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

BEGINNING at a point in the center line of Monroe Road, said point being the southeast corner of the H. H. Bumgardner, Jr., property as recorded in Deed Book 3011, Page 87, Office of the Register of Deeds, Mecklenburg County, North Carolina, said point also being 689.60 feet in a southerly direction from the center line intersection of Sardis Road North, thence with the center line of Monroe Road (60-foot right-of-way) with the arc of a circular curve to the left having a radius of 1745.74 feet, an arc distance of 174.26 feet to a point; thence S. 25-34-40 E. 25.74 feet to a point; thence S. 81-27-34 W. 506.96 feet to a point in the easterly property line of the H. H. Bumgardner, Jr., property line as recorded in Deed Book 1322, Page 189, Office of Register of Deeds, Mecklenburg County, North Carolina; thence with said property line N. 22-25-35 W. 200.00 feet to a point; thence N. 81-32-10 E. 504.73 feet to the point and place of BEGINNING. Containing 2.24 acres as shown on a map by R. B. Pharr & Associates, dated January 4, 1974, File No. RR-103.

BEING a portion of the property conveyed to Party of the First Part by Mary Elizabeth C. Parham and husband by deed dated April 30, 1971, and recorded in Book 3287 at Page 99 of the Mecklenburg Public Registry.

For further back reference, see Quitclaim Deed dated April 30, 1971, from Carrie Vernon Bost, et al., to Mary Elizabeth Chambers Parham, recorded in Book 3286 at Page 573, and deeds recorded in Book 1000, Page 132; and Book 989, Page 233, of the Mecklenburg Public Registry. Also reference is hereby made to the Estate of Emma Renfrow Chambers.

CHORD LENGTH 174.18

RECORDED  
1994 JUN 10 PM 3 08  
REGISTER OF DEEDS  
MECKLENBURG CO. N.C.

REC'D BOOK PAGE  
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