

ORDINANCE NO. 671-Z

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 3.5 acres located on the west side of Randolph Road north of Meadowbrook 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 July 15, 1996; 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:

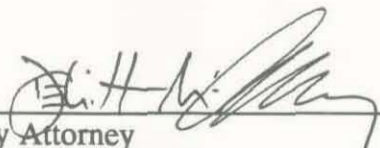
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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:




City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47 Page(s) 571-573.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-56

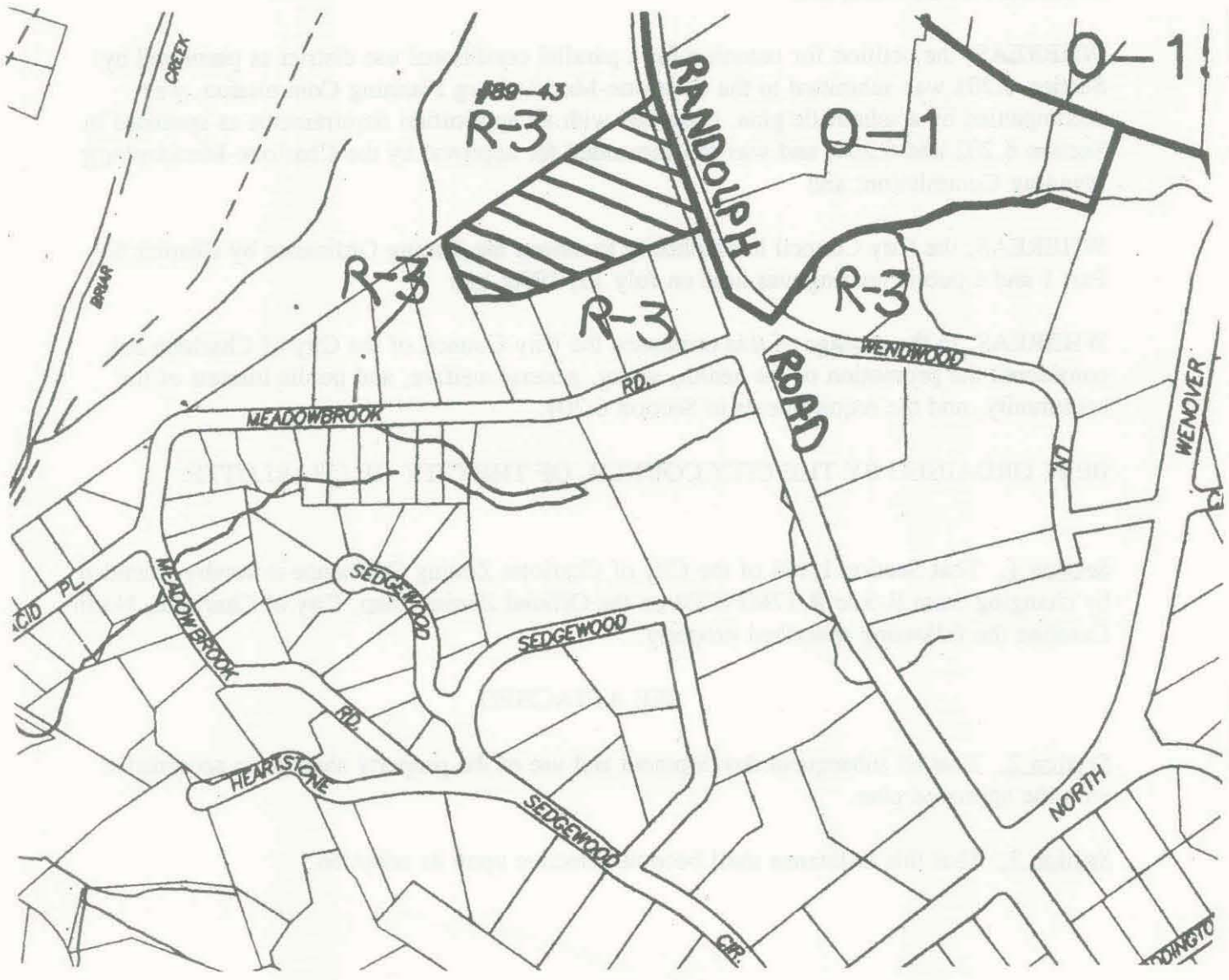
Petitioner: Karrington Communities

Hearing Date: July 15, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): R-17MF(CD)

Location: Approximately 3.541 acres located on the west side of Randolph Road north of Meadowbrook Road.



Zoning Map #(s): 124

Scale: 1" = 400'

BOUNDARY DESCRIPTION
KARRINGTON COMMUNITIES
REZONING REQUEST ON RANDOLPH ROAD

BEGINNING at a point in the southwesterly right-of-way line of Randolph Road, said point being the southeasterly corner of a parcel of land described in Deed Book 2042, Page 0014 of the Mecklenburg County Public Registry and running thence S. 54-06-00 W. 590.13 feet; thence S. 21-36-00 E. 162.50 feet; thence N. 85-41-00 E. 157.08 feet; thence N. 66-56-00 E. 450.00 feet to a point in the right-of-way line of Randolph Road; thence with said right-of-way two courses as follows: (1) N. 21-36-00 W. 269.13 feet; (2) with the arc of a circular curve to the right, having a radius of 706.00 feet; an arc distance of 75.24 feet to the point of BEGINNING and containing 3.541 acres.

Petition No. 96-56
Karrington Communities

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Karrington Communities owner(s) and successors-in-interest of the property described as tax parcel 155-141-09 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-17MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CC DISTRICT

Petition No. 96-60
Albemarle Crossing

ORDINANCE NO. 672-Z (A)

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 a conditional district for approximately 22 acres located on the south side of Albemarle Road west of Dwightware Boulevard; and

WHEREAS, the petition for a conditional 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 July 15, 1996; 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:

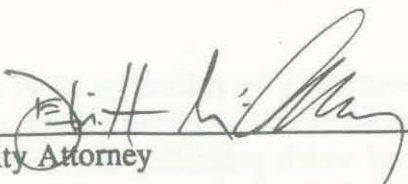
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to CC on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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:

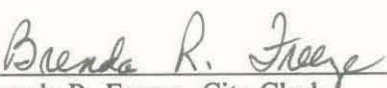


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 574-576D.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-60

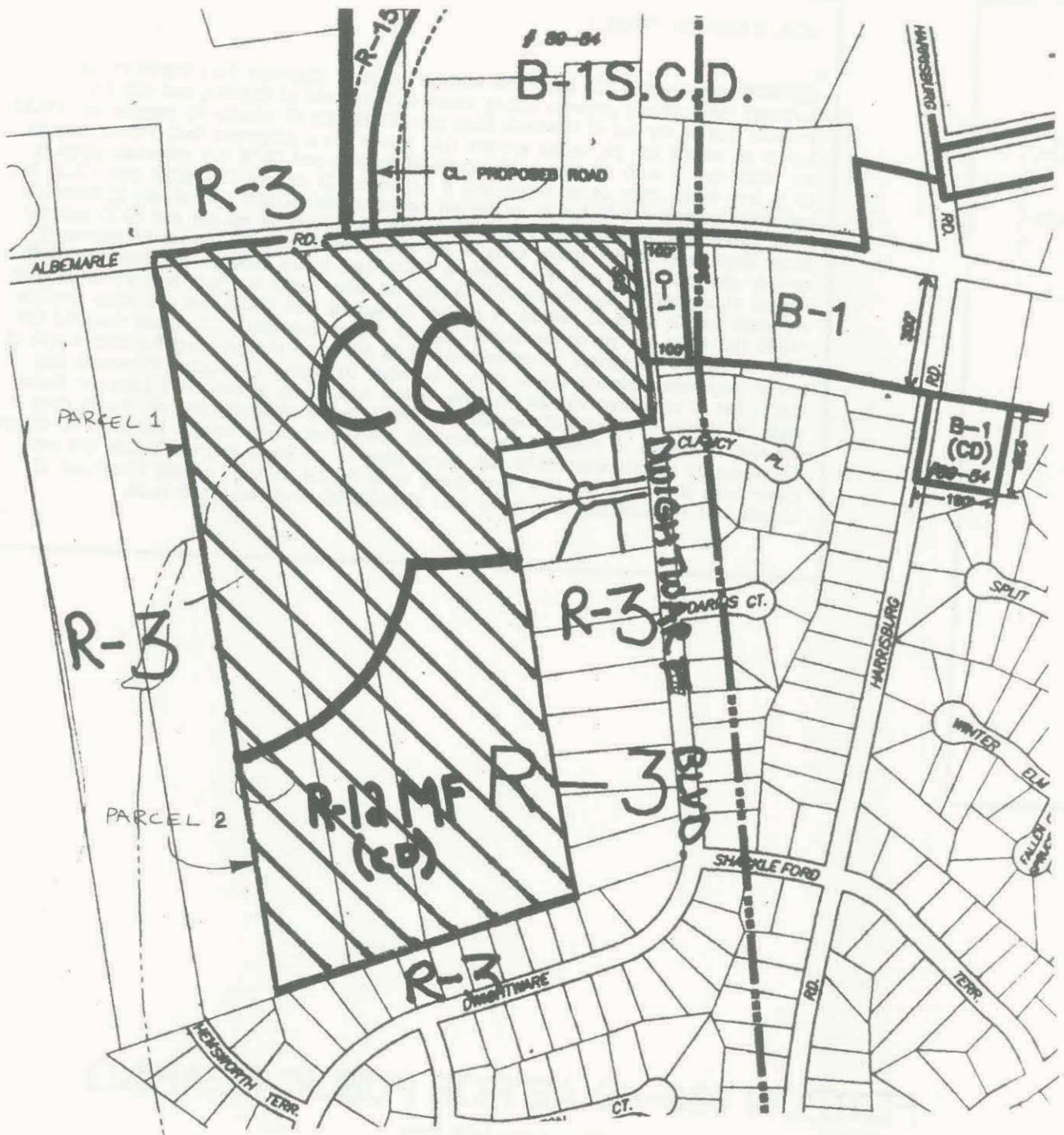
Petitioner: Albemarle Crossing

Hearing Date: July 15, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): CC and R-17MF(CD)

Location: Approximately 36.3 acres located on the south side of Albemarle Road west of Dwightware Boulevard.



Zoning Map #(s): 115

Scale: 1" = 400'

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION, PARCEL 1

BEGINNING at an existing iron pin on the southern margin of Albermarle Road located at the northwest corner of said property, running thence from the point of beginning and with the southern right of way line of Albermarle Road north 81 degrees 51 minutes 48 seconds east 111.22 feet to an existing iron pin on the southern right of way line of Albermarle Road; thence along an arc whose cord is north 81 degrees 55 minutes 45 seconds east 88.76 feet and whose length is 88.76 feet; thence along an arc whose cord is 82 degrees 24 minutes 38 seconds east 110.31 feet and whose length is 110.31 feet to an iron pin located on the southern right of way on Albermarle Road; thence along an arc whose cord is 83 degrees 18 seconds 58 minutes east 89.72 feet and whose length is 89.72 feet; thence along an arc whose cord is north 85 degrees 47 minutes 12 seconds east 399.75 feet and whose length is 399.84 feet; thence along an arc whose cord is 88 degrees 41 minutes 23 seconds east 175.35 feet and whose length is 175.35 feet; thence along an arc whose cord is south 89 degrees 41 minutes 07 seconds east 146.65 feet and whose length is 146.65 feet to an iron pin on the southern right of way of Albermarle Road; thence along the line south 47 degrees 55 minutes 16 seconds east 63.85 feet to an iron pin along the western right of way of Dwightware Boulevard; thence along a line south 05 degrees 01 minutes 18 seconds east 408.31 feet to an existing iron pin along the western right of way of Dwightware Boulevard; thence south 84 degrees 01 minutes 55 seconds west 346.72 feet to an existing iron pin; thence along a line south 7 degrees 13 minutes 14 seconds east 134.87 feet; thence along a line south 82 degrees 47 minutes 22 seconds west 232.06 feet; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to a point; thence along the line north 07 degrees 12 minutes 38 seconds west 18852.58 feet back to the point of BEGINNING, containing 21.20 acres.

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PETITION #96-60 AS FOR PUBLIC HEARING

resubmitted 09/20/96

resubmitted 10/02/96

CITY CD

Petition No. 96-60
Albemarle Crossing

ORDINANCE NO. 672-Z (B)

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 14.3 acres located on the south side of Albemarle Road west of Dwightware Boulevard; 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 July 15, 1996; 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:

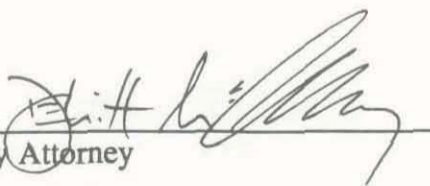
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

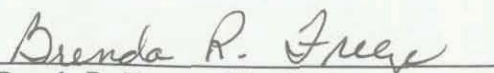
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 574-576D.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.


Brenda R. Freeze, City Clerk

Petition #: 96-60

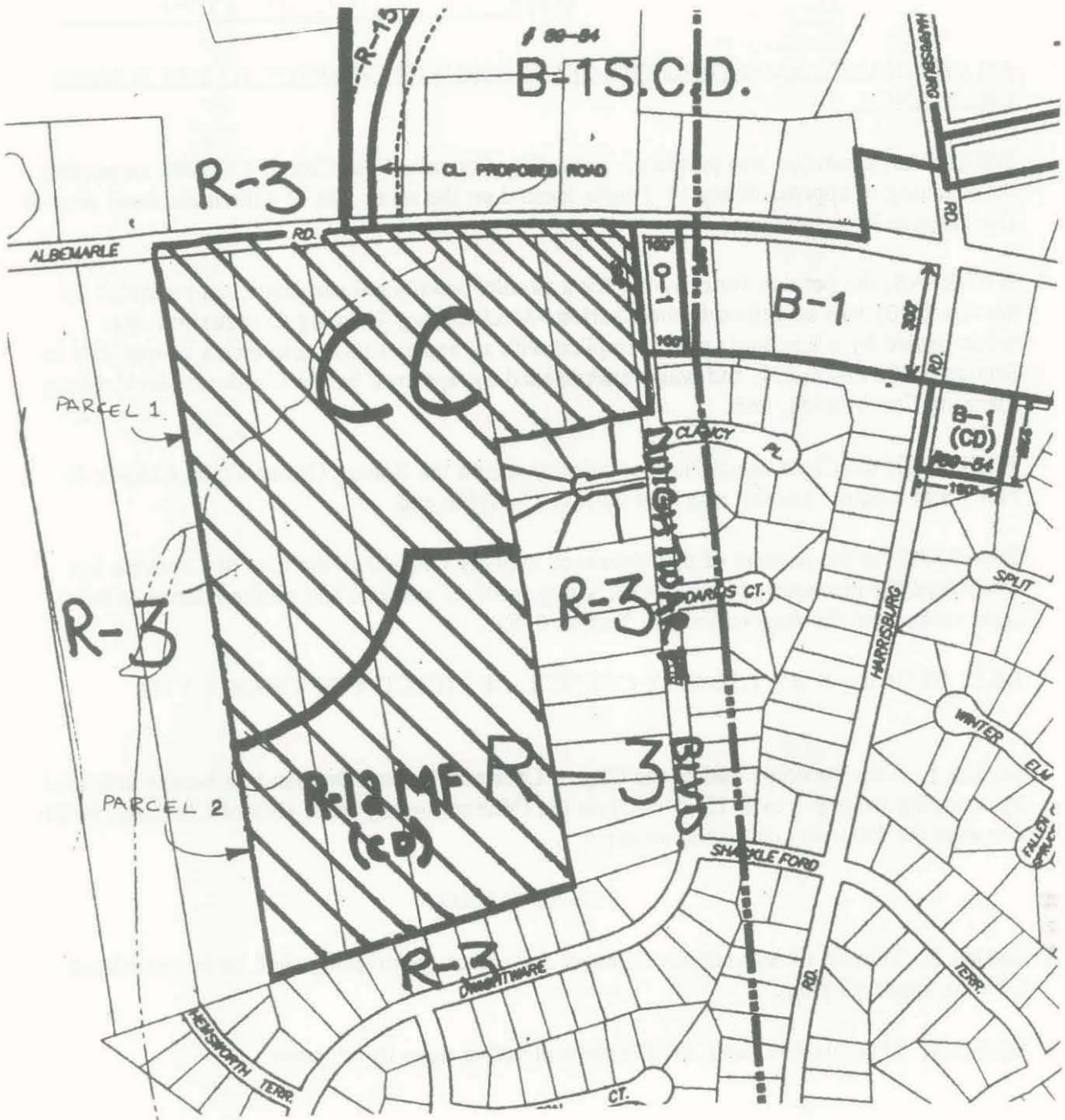
Petitioner: Albemarle Crossing

Hearing Date: July 15, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): CC and R-17MF(CD)

Location: Approximately 36.3 acres located on the south side of Albemarle Road west of Dwightware Boulevard.



Zoning Map #(s): 115

Scale: 1" = 400'

PARALLEL CONDITIONAL USE PERMIT

LEGAL DESCRIPTION, PARCEL II

BEGINNING at an existing iron pipe at the southeastern corner of said parcel thence running along a line south 71 degrees 30 minutes 00 seconds west 413.23 feet to an existing iron pin; thence along a line south 71 degrees 24 minutes 38 seconds west 200.36 feet to a set iron pin, thence south along a line 71 degrees 22 minutes 25 seconds west 200.93 feet to an existing iron pin; thence along a line north 07 degrees 12 minutes 38 seconds west 914.66 feet to an iron pin set; thence along an arc whose length is 912.99 feet and whose radius is 1144.98 feet to an iron pin set; thence along a line south 82 degrees 47 minutes 22 seconds west 232.06 feet to an iron pin set; thence along a line south 07 degrees 13 minutes 14 seconds east 1188.40 feet to the point of BEGINNING, containing 15.10 acres.

PETITIONER:

ALBEMARLE CROSSING AS
 320 S. TRYON STREET
 LATTA ARCADE
 CHARLOTTE, NORTH CARO
 (704) 376-0363

ARCHITECT:

LITTLE & ASSOCIATES AR
 5815 WESTPARK DRIVE
 CHARLOTTE, NORTH CARO
 (704) 525-6350

Petition No. 96-60
Albemarle Crossing

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Albemarle Crossing owner(s) and successors-in-interest of the property described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No. 96-64
CK-Land Development, Inc.

ORDINANCE NO. 673-Z

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 2.65 acres located on the northwest corner of the intersection between East W.T. Harris Boulevard and The Plaza; 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 September 16, 1996; 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:

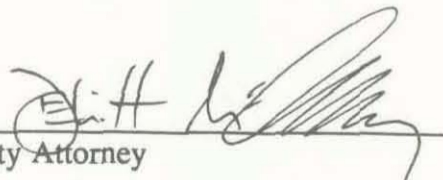
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 and B-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47.
Page(s) 577-579.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.


Brenda R. Freeze, City Clerk

Petition #: 96-64

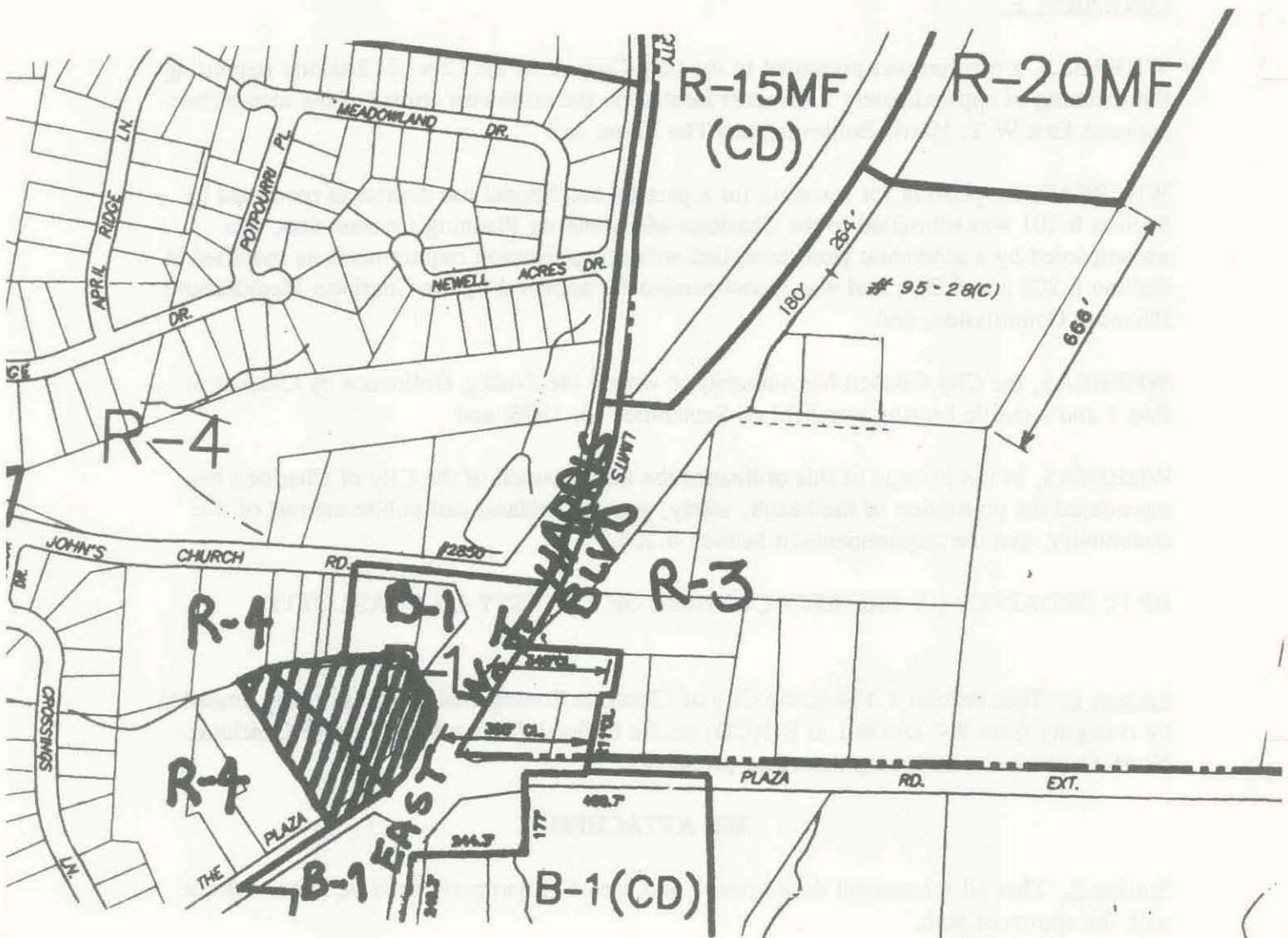
Petitioner: CK-Land Development, Inc.

Hearing Date: September 16, 1996

Zoning Classification (Existing): R-4 and B-1

Zoning Classification (Requested): B-1(CD)

Location: Approximately 2.65 acres located on the northwest corner of the intersection between East W.T. Harris Boulevard and The Plaza.



Zoning Map #(s): 76

Scale: 1" = 400'

Petition No. 96-64
CK-Land Development, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to CK-Land Development, Inc. owner(s) and successors-in-interest of the property described as tax parcels 097-031-07 and 097-031-08 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

SEE ATTACHED

CERTIFICATION

I, [Name], Mayor of the City of Charlotte, do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Charlotte, North Carolina, on the [Date] day of [Month], 1996. The ordinance is filed in Ordinance Book 47, Page 579.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, on the 21st day of October, 1996.

[Signature]

CITY CD

Petition No. 96-71
Devon Capital Management

ORDINANCE NO. 674-Z

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 8.872 acres located on the east side of South Boulevard north of Emerywood 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 September 16, 1996; 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:

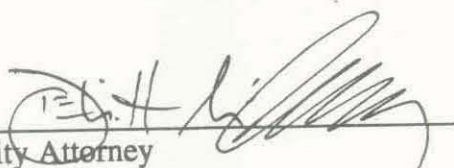
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-2 to B-D(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

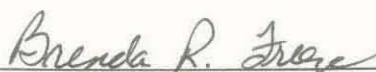
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47 Page(s) 580-582.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.


Brenda R. Freeze, City Clerk

Petition #: 96-71

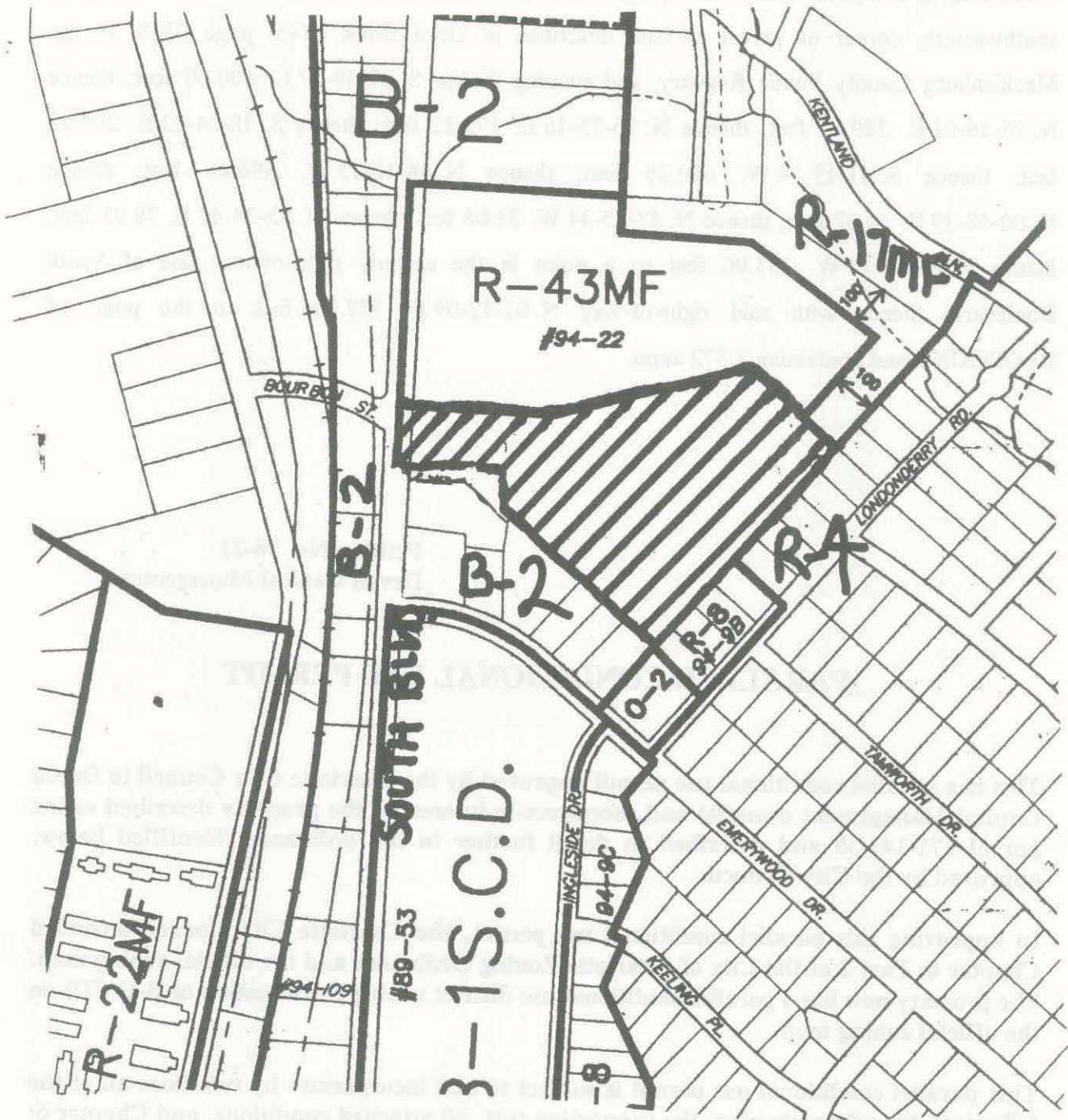
Petitioner: Devon Capital Management

Hearing Date: September 16, 1996

Zoning Classification (Existing): B-2

Zoning Classification (Requested): B-D(CD)

Location: Approximately 8.872 acres located on the east side of South Boulevard north of Emerywood Drive.



Zoning Map #(s): 134

Scale: 1" = 400'

BOUNDARY DESCRIPTION
DEVON CAPITAL MANAGEMENT

BEGINNING at a point in the easterly right-of-way line of South Boulevard, said point being the southwesterly corner of parcel of land described in Deed Book 6746, page 0318, of the Mecklenburg County Public Registry, and running thence S. 87-38-07 E. 400.00 feet; thence N. 76-36-01 E. 289.82 feet; thence N. 76-35-16 E. 172.32 feet; thence S. 48-34-32 E. 299.92 feet; thence S. 41-19-34 W. 680.26 feet; thence N. 48-38-13 W. 496.68 feet; thence N. 00-58-39 E. 26.67 feet; thence N. 47-35-34 W. 31.06 feet; thence N. 02-34-47 E. 79.95 feet; thence N. 87-25-13 W. 235.00 feet to a point in the easterly right-of-way line of South Boulevard; thence with said right-of-way N. 01-12-09 E. 157.00 feet to the point of BEGINNING and containing 8.872 acres.

Petition No. 96-71
Devon Capital Management

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Devon Capital Management owner(s) and successors-in-interest of the property described as tax parcel 171-141-38 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-D(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No. 96-72
City of Charlotte/Ivan C. Hinrichs

ORDINANCE NO. 675-Z

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

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 2.569 acres located on the west side of Wilmont Road south of Bynum 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 September 16, 1996; 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:

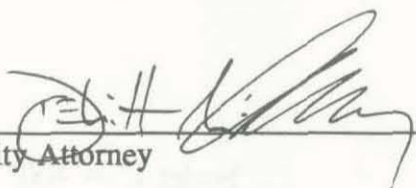
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 583-585.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-72

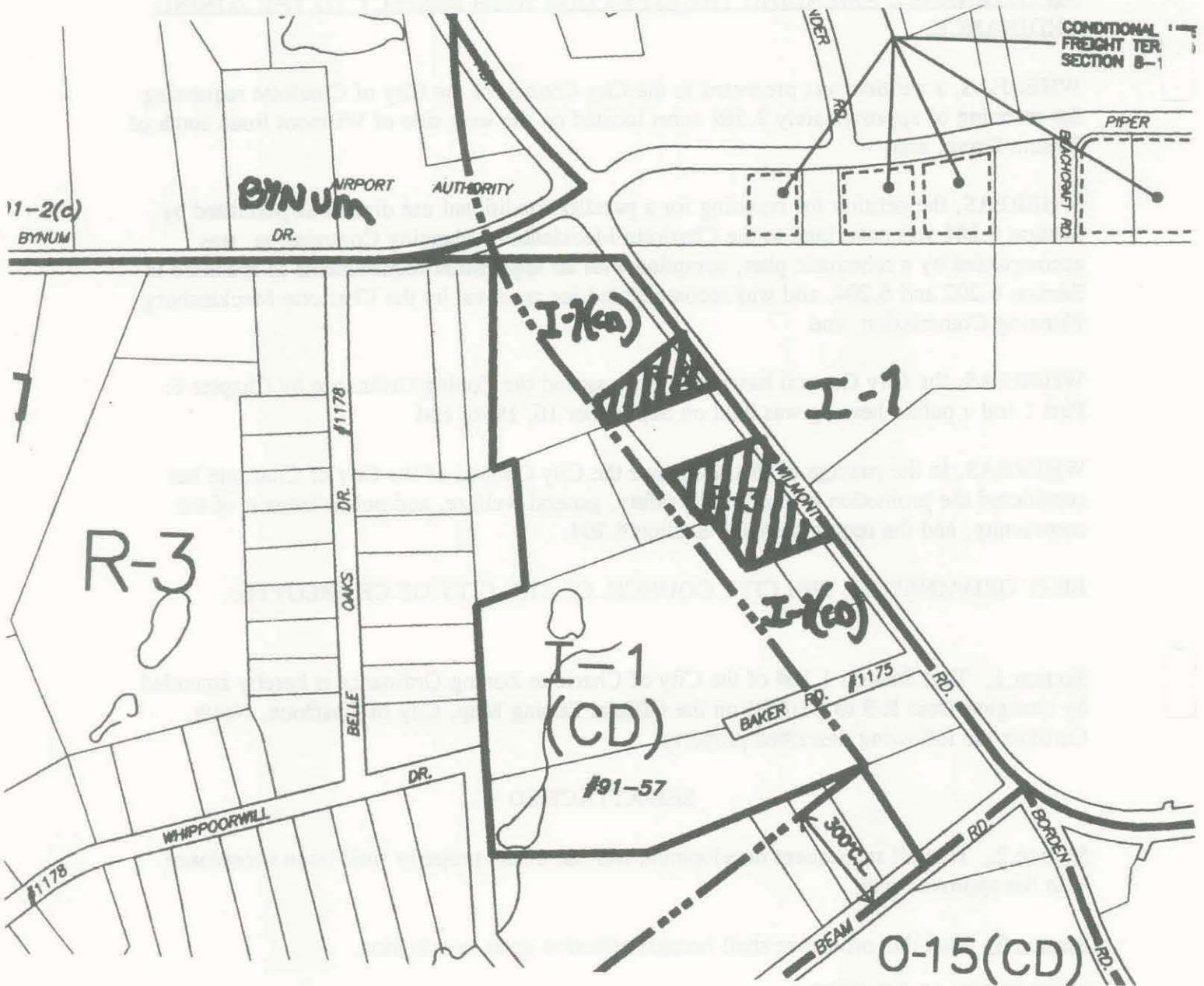
Petitioner: City of Charlotte/Ivan C. Hinrichs

Hearing Date: September 16, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): I-1 (CD)

Location: Two parcels consisting of approximately 2.569 acres located on the west side of Wilmont Road south of Bynum Drive.



Zoning Map #(s): 109

Scale: 1" = 400'

EXHIBIT B

Legal Description

Parcel A - 141-054-22:

BEGINNING at a point on the western margin of Wilmount Road which is located S 38-36-12 E, 250.15 feet from the intersection of the southern margin of the right-of-way for Byrum Drive and the western margin of the right-of-way for Wilmount Road, and running thence from said beginning point S 51-11-02 W, 252.10 feet to a point; thence S 21-29-56 E 79.75 feet to a point; thence N 68-17-44 E 287.99 feet to a point; thence with the westerly margin of Wilmount Road N 38-36-12 W, 160.00 feet to the point or place of the beginning.

Parcel B - 141-054-18:

Tract One:

BEGINNING at a point in the center line of Wilmount Road, (formerly Steele Creek Road), said point of Beginning being a common front corner of Lots 4 and 5 as shown on that map of the Dora K. Hovis Estate recorded in Map Book 4, at Page 221, in the Mecklenburg County, North Carolina, Public Registry, and from said point or place of Beginning, running with the following courses and distances: with the center line of Wilmount Road, S. 39-17-36 E. 150 feet to a point; thence S. 68-09-30 W. 250.35 feet to a new iron pin; thence N. 38-10-54 W. 154.97 feet to an old iron; thence N. 38-48-57 W. 174.63 feet to an old iron; thence N. 69-32-26 E. 261.77 feet to a point in the center line of said Wilmount Road; thence with the center line of Wilmount Road, S. 38-35-36 E. 174.73 feet to the point or place of Beginning, Being parts of Lot 4 and Lot 5 as shown on the aforesaid map of the Dora K. Hovis Estate, all as shown on survey of John R. Yarbrough, RLS, dated March 13, 1994.

Petition No. 96-72

City of Charlotte/Ivan C. Hinrichs

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to City of Charlotte/Ivan C. Hinrichs owner(s) and successors-in-interest of the property described as tax parcels 141-054-22 and 141-054-18 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of I-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY ZONE CHANGE

Petition No. 96-73
Guignard Freight Lines, Inc.

APPROVED BY CITY COUNCIL

DATE OCTOBER 21, 1996

ZONING REGULATIONS

MAP AMENDMENT NO. _____

ORDINANCE NO. 676-Z

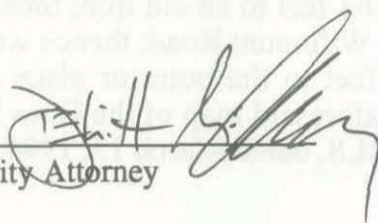
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1 to I-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:

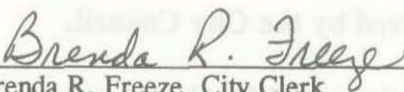


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of October, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 586-587.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of October, 1996.



Brenda R. Freeze, City Clerk

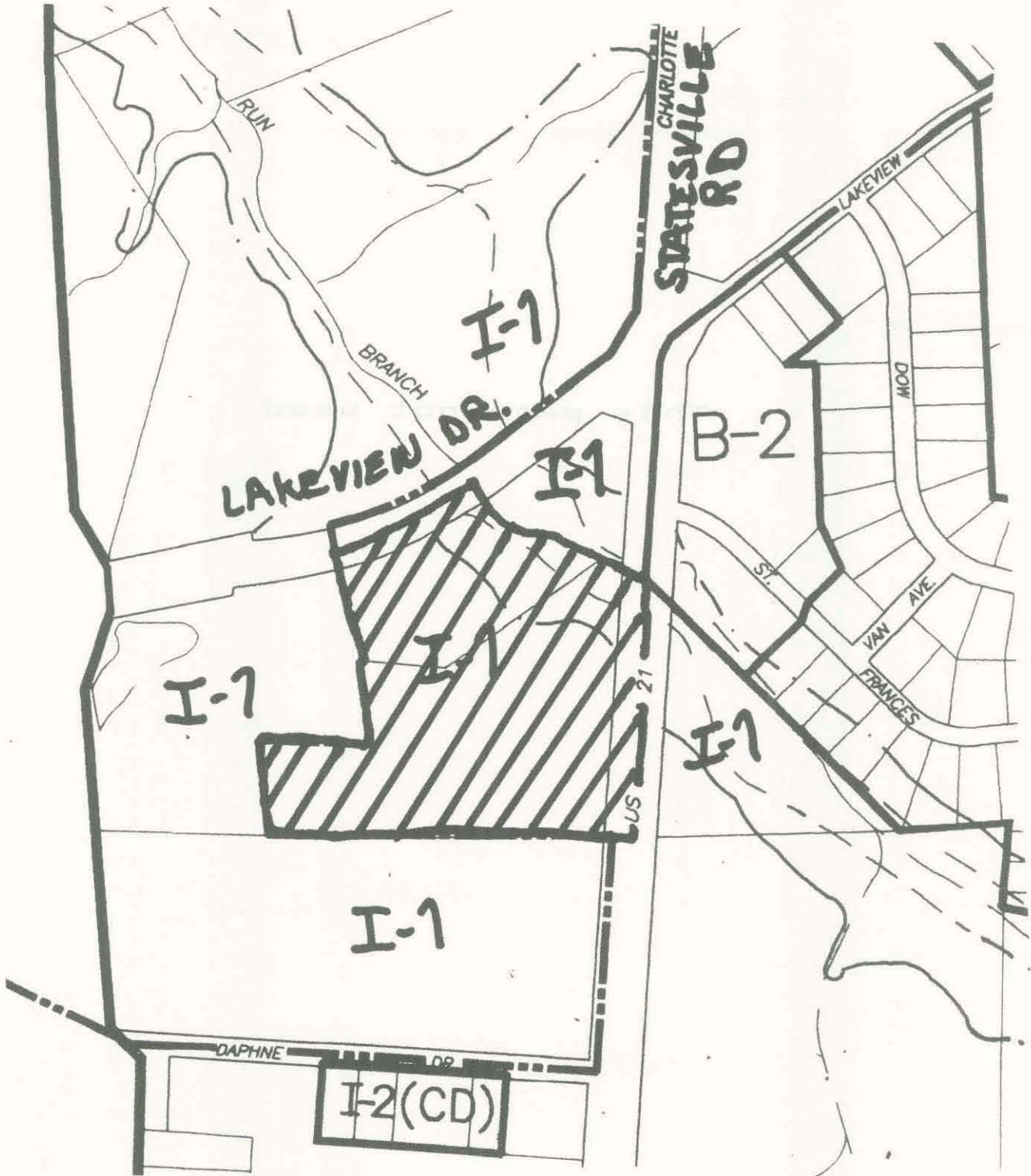
Petitioner: Guignard Freight Lines, Inc.

Hearing Date: September 16, 1996

Zoning Classification (Existing): I-1

Zoning Classification (Requested): I-2

Location: Approximately 15 acres located on the west side of Statesville Road and south side of Lakeview Drive.



Zoning Map #(s): 51

Scale: 1" = 400'

October 21, 1990
Ordinance Book 47, Page 588
Section 17-10-1
Section 17-10-2
Section 17-10-3
Section 17-10-4
Section 17-10-5
Section 17-10-6
Section 17-10-7
Section 17-10-8
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Section 17-10-10
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Section 17-10-100

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