

APPROVED BY CITY COUNCIL  
DATE September 16, 1996

CITY ZONE CHANGE

Petition No. 95-90  
Kenneth G. Browder, Jr.

ORDINANCE NO. 641-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 UMUD 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.

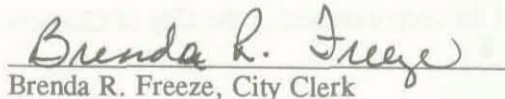
APPROVED AS TO FORM:

  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 523-524.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk

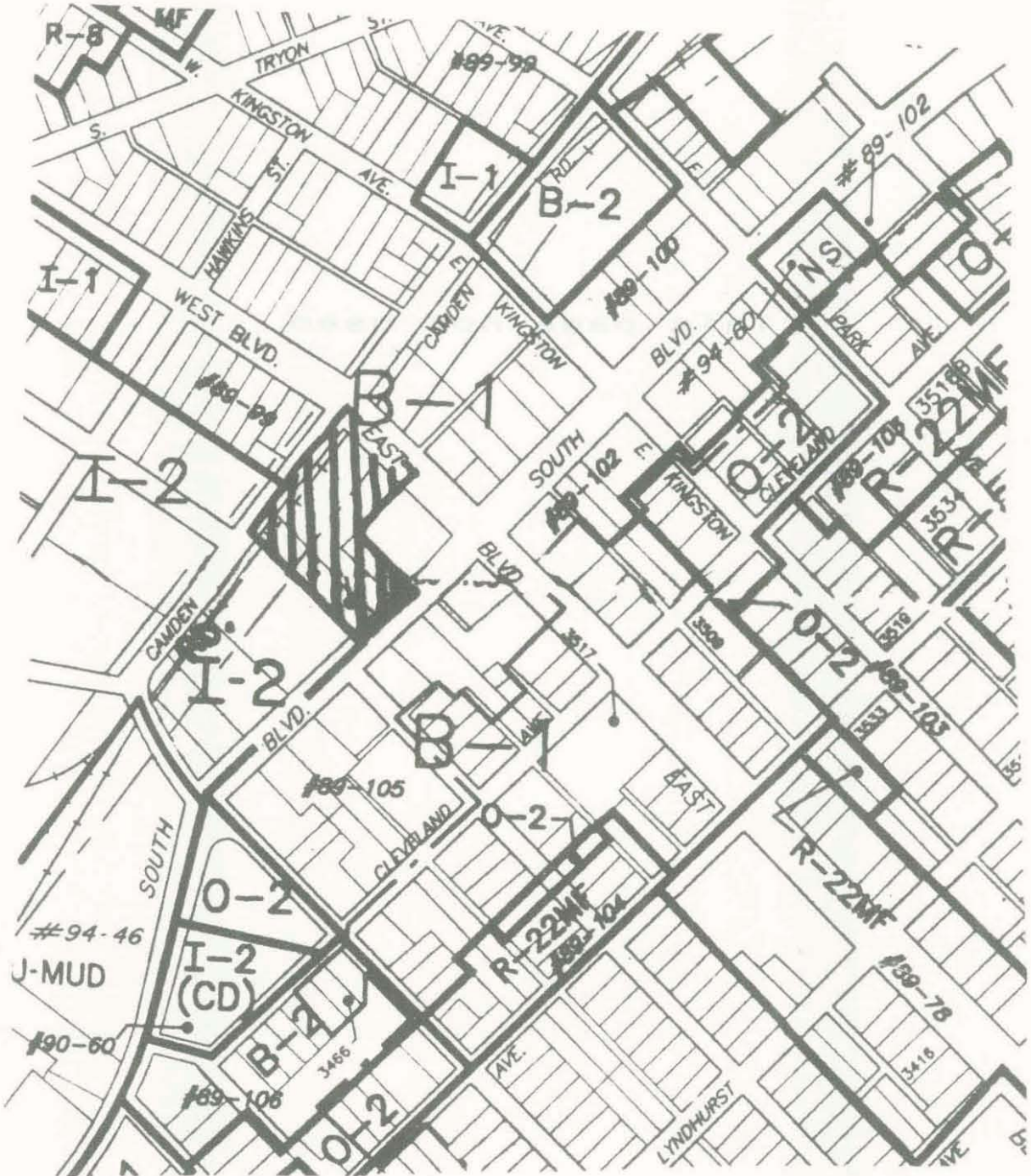
**Petitioner:** Kenneth G. Browder, Jr.

**Hearing Date:** December 19, 1995

**Zoning Classification (Existing):** B-1

**Zoning Classification (Requested):** UMUD

**Location:** Approximately 2.004 acres located on the southeast corner of the intersection between East Blvd. and Camden Road.



Zoning Map #(s): 102, 111

Scale: 1" = 400'



**APPROVED BY CITY COUNCIL**

DATE September 16, 1996

CITY ZONE CHANGE

Petition No. 96-53  
GAH International, LTD.

ORDINANCE NO. 642-Z

ZONING REGULATIONS

MAP AMENDMENT NO.

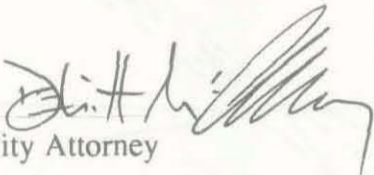
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-2 to 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.

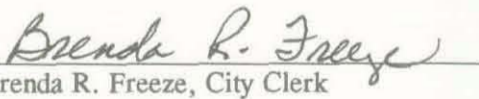
APPROVED AS TO FORM:

  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 526-528.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk

Petition #: 96-53

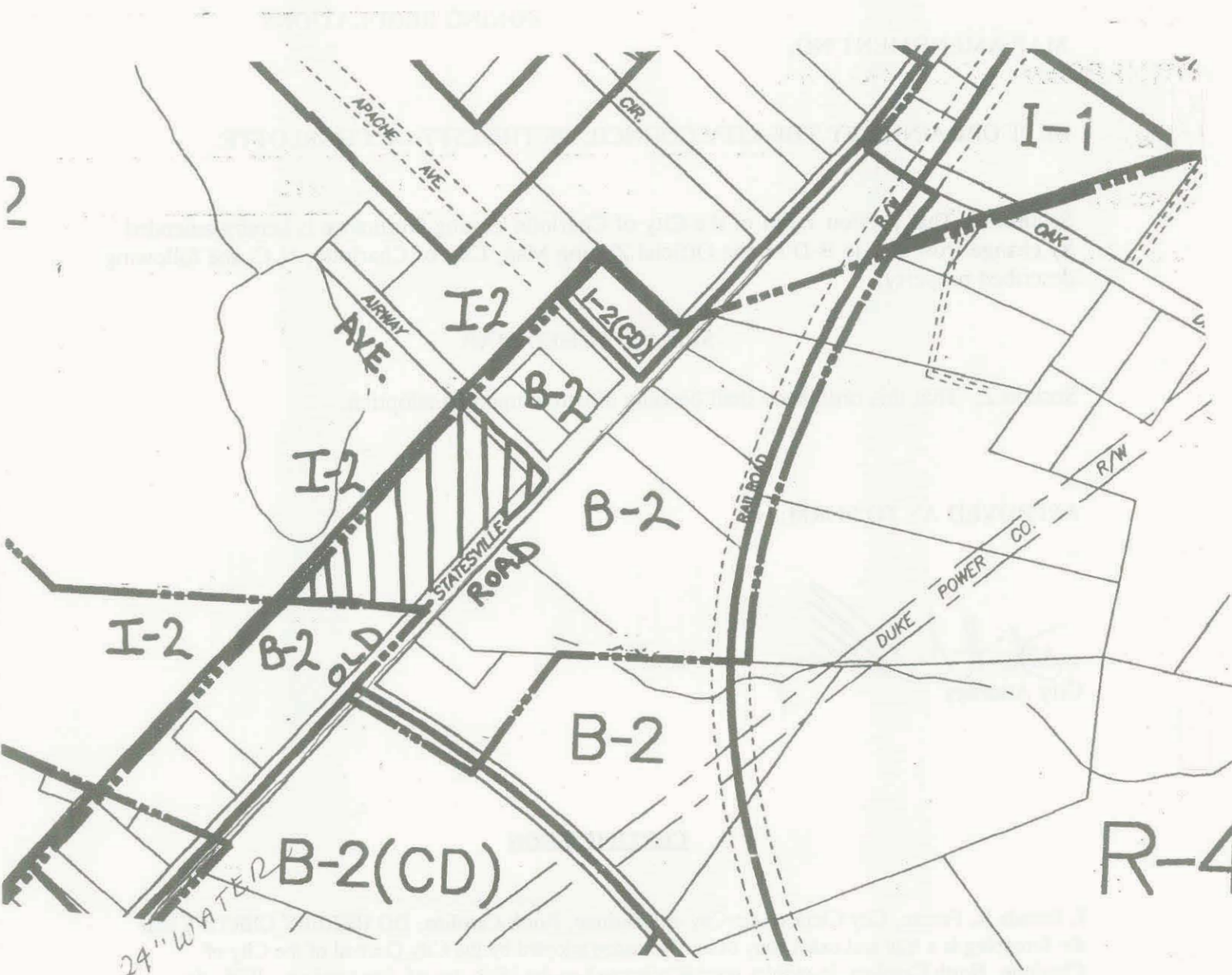
Petitioner: GAH International, LTD

Hearing Date: July 15, 1996

Zoning Classification (Existing): B-2

Zoning Classification (Requested): B-D

Location: Approximately 4.23 acres located on the southwest corner of the intersection between Old Statesville Road and Airway Avenue.



334

Zoning Map #(s): 60

Scale: 1" = 400'

NO SEWER

96-53 ✓

**BOUNDARY DESCRIPTION**  
**REZONING REQUEST FOR GAH INTERNATIONAL, LTD**

BEGINNING at a point in the center line of Old Statesville Road (N.C. Highway 115) and the intersection of an extension of the southwesterly right-of-way line of Airway Avenue and running thence with said Airway Avenue right-of-way N. 48-37-00 W. 300.17 feet; thence S. 39-28-00 W. 747.13 feet; thence N. 89-00-00 E. 394.33 feet to the center line of Old Statesville Road; thence with said center line N. 39-28-00 E. 481.17 feet to the point of BEGINNING and containing 4.23 acres.

*[Faint signature]*

*[Faint signature]*

APPROVED BY CITY COUNCIL

DATE

September 16, 1996

CITY ZONE CHANGE

Petition No. 96-54  
Devi Enterprises, Inc.

ORDINANCE NO. 643-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 I-2 to I-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.

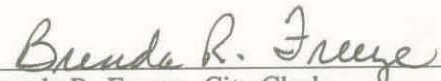
APPROVED AS TO FORM:

  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 529-531.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk

Petition #: 96-54

Petitioner: Devi Enterprises, Inc.

Hearing Date: July 15, 1996

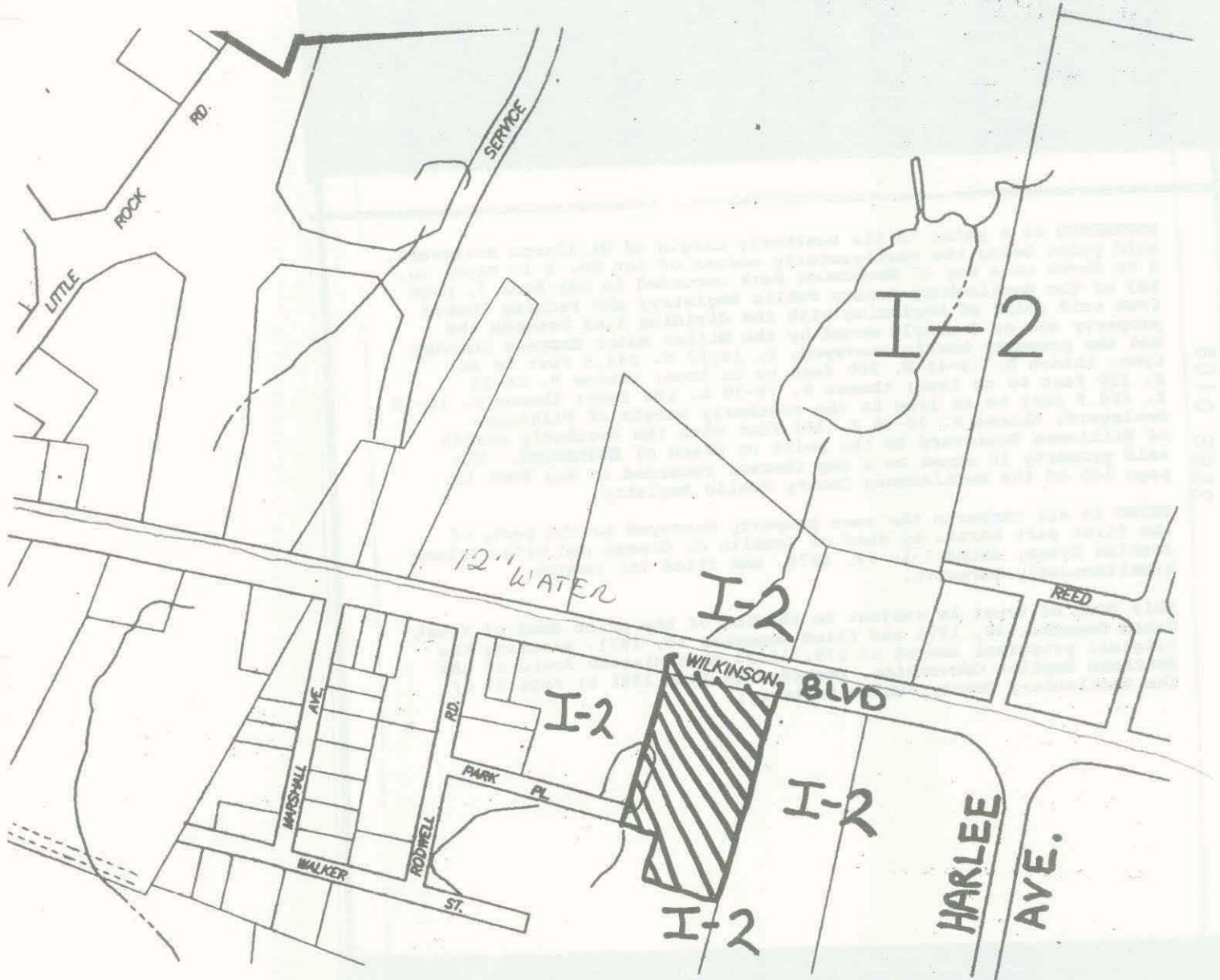
Zoning Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: Approximately 3.38 acres located on the south side of Wilkinson Boulevard west of Harlee Avenue.

September 16, 1996

Ordinance Book 47, Page 530



Zoning Map #(s): 86

Scale: 1" = 400'

98



96-54 ✓

September 16, 1996  
Ordinance Book 47,  
Page 531

0010 956

**BEGINNING** at a point in the southerly margin of Wilkinson Boulevard, said point being the northeasterly corner of Lot No. 1 in Block No. 3 as shown on a map of Brookwood Park recorded in Map Book 3, page 303 of the Mecklenburg County Public Registry; and running thence from said point of beginning with the dividing line between the property now or formerly owned by the Miller Motor Express Company and the property herein conveyed, S. 16-15 W. 542.3 feet to an iron; thence N. 73-45 W. 200 feet to an iron; thence N. 16-15 E. 120 feet to an iron; thence N. 75-30 W. 100 feet; thence N. 16-15 E. 404.9 feet to an iron in the southerly margin of Wilkinson Boulevard; thence S. 78-30 E. 301 feet with the southerly margin of Wilkinson Boulevard to the point or place of **BEGINNING**. The said property is shown on a map thereof recorded in Map Book 12, page 145 of the Mecklenburg County Public Registry.

**BEING** in all respects the same property conveyed to the party of the first part herein by deed of Kenneth J. Greene and wife, Arlene Jenkins Green, dated July 28, 1976 and filed for record simultaneously herewith.

This deed of trust is subject to the lien of the prior deed of trust dated December 30, 1971 and filed December 30, 1971, securing the original principal amount of \$79,318.20 Home Mission Board of the Southern Baptist Convention, recorded in Book 3381 at Page 57 of the Mecklenburg County Public Registry.

**APPROVED BY CITY COUNCIL**

**DATE** September 16, 1996

**CITY ZONE CHANGE**

Petition No. 96-55  
The Hertz Corp./Danny R. Havens

ORDINANCE NO. 644-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 I-2 to I-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.

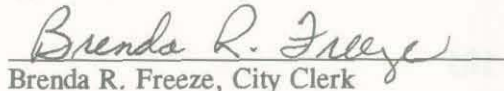
APPROVED AS TO FORM:

  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 532-534A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk

Petitioner: The Hertz Corp./Danny R. Havens

96-55

September 16, 1996

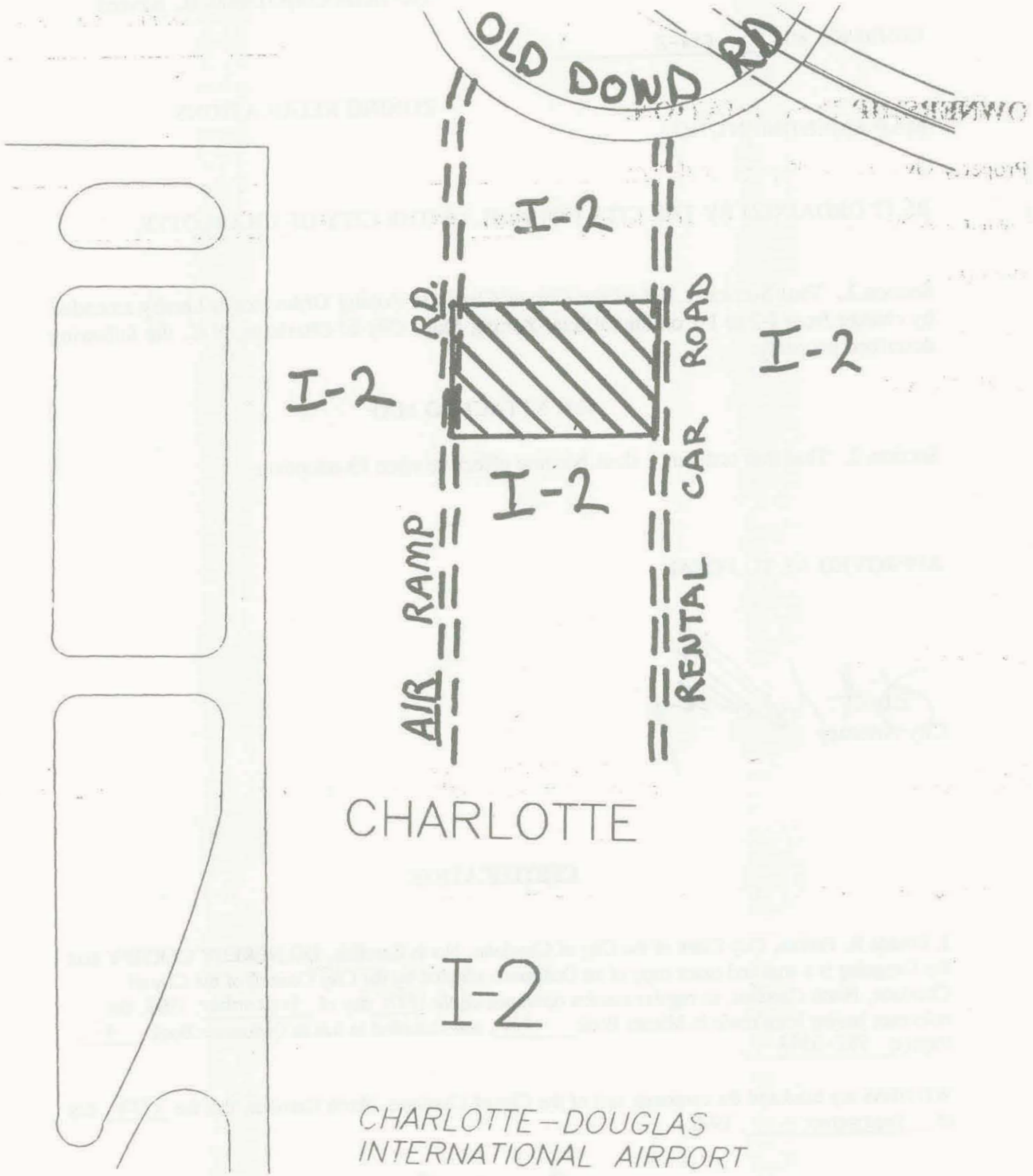
Hearing Date: July 15, 1996

Ordinance Book 47, Page 533

Zoning Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: Approximately 5.335 acres located on the west side of Rental Car Road south of Old Dowd Road.



Zoning Map #(s): 105

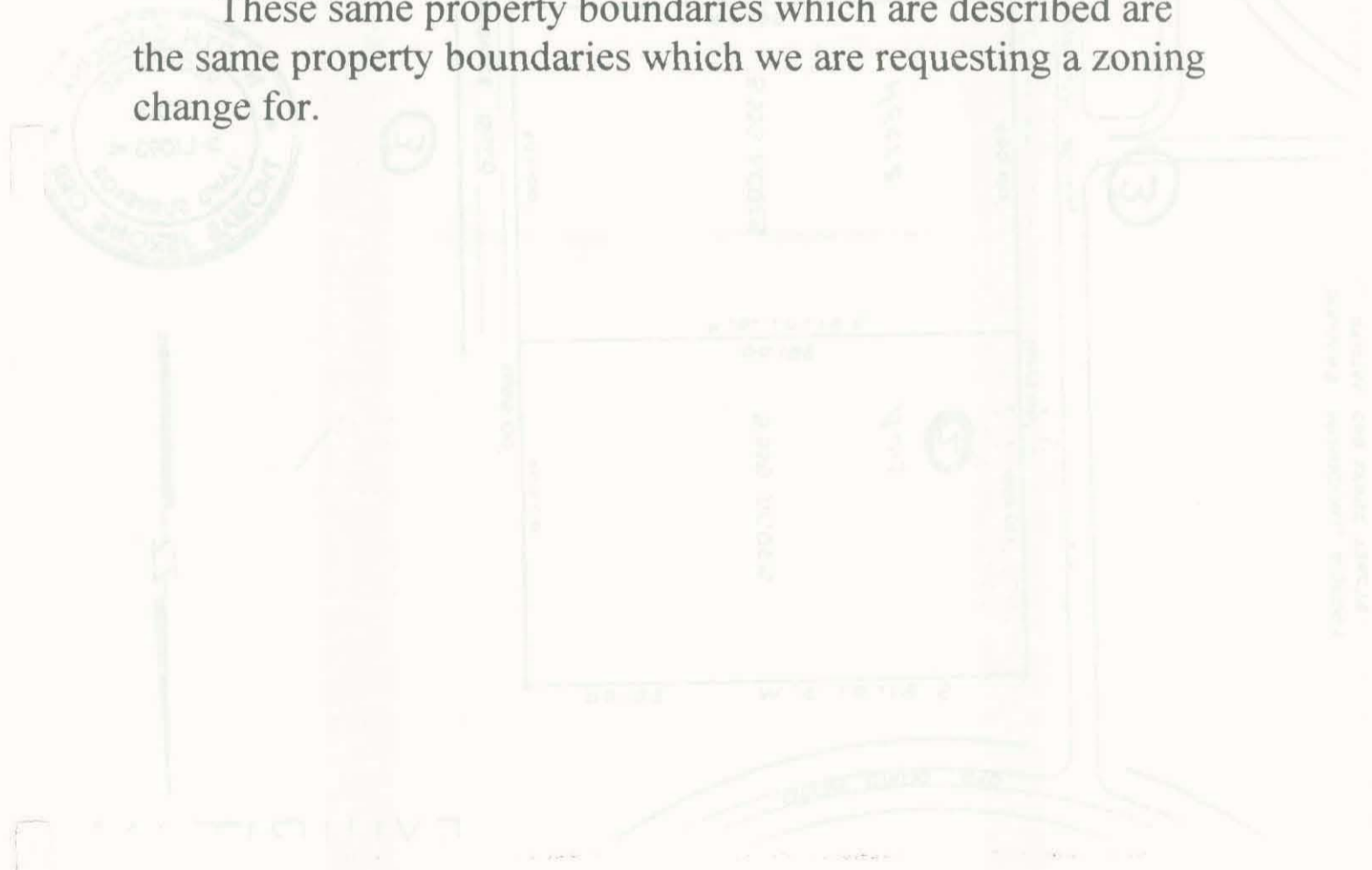
Scale: 1" = 400'

96-55

## WRITTEN BOUNDARY DESCRIPTION

The Hertz Corporation's leased property boundaries are reflected on the survey map which is included in this package. The frontage is 400.00' which extends to the north and south property boundaries of the referenced property owners (lessees). The property frontage line of 400.00' runs south and meets adjacent property (coded ①) of National Car Rental. The property frontage line of 400.00' runs north and meets adjacent property (coded ②) of AVIS Rent A Car. The Hertz Corporation's leased property extends 581.00' to the east and west, which at both ends is adjacent to property (coded ③ and ③) of the Charlotte Douglas International Airport which is City of Charlotte owned property.

These same property boundaries which are described are the same property boundaries which we are requesting a zoning change for.

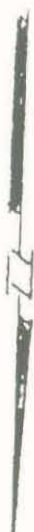
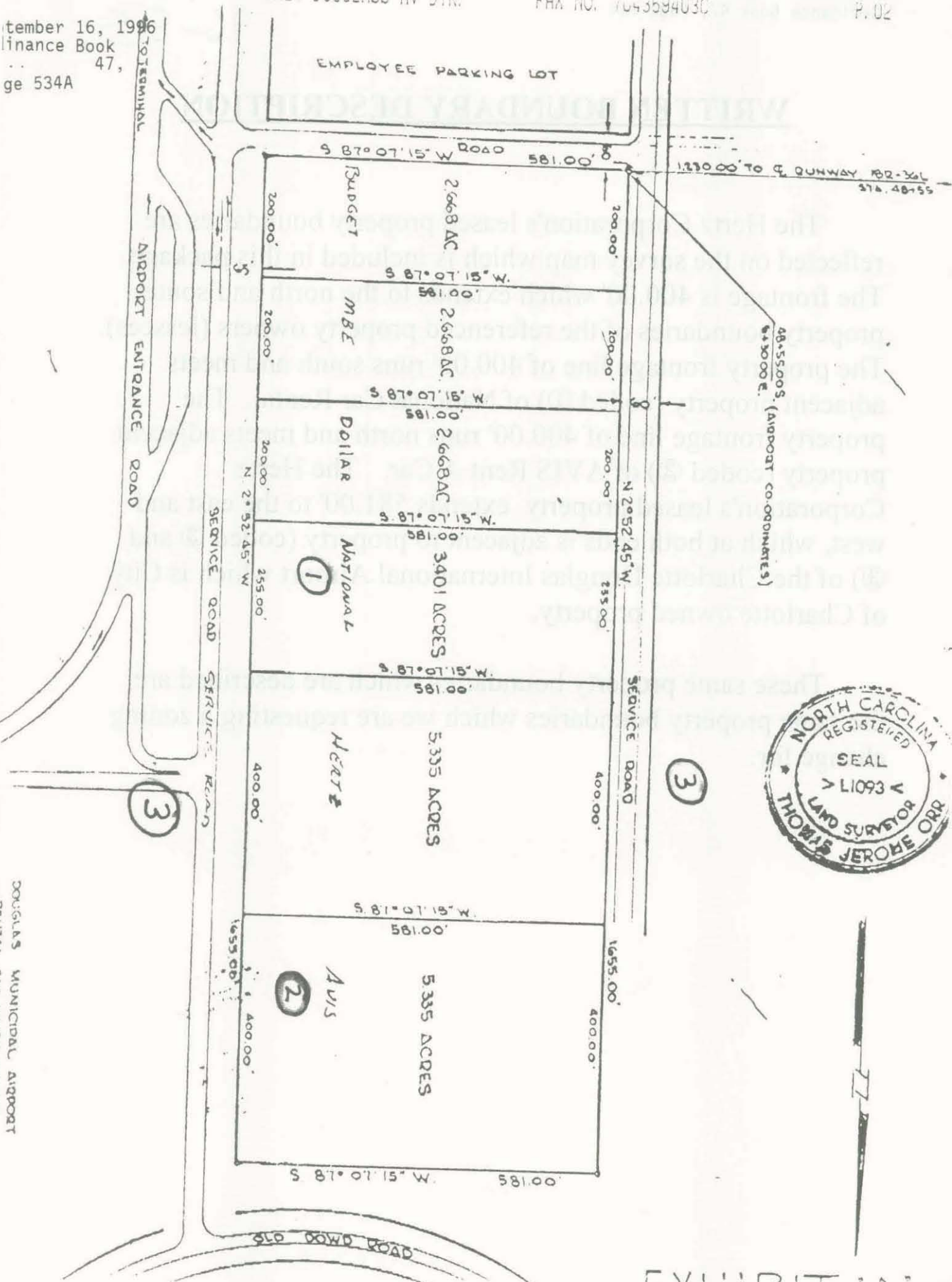


September 16, 1996  
Finance Book  
47,  
Page 534A

PLAT DOUGLASS BY DIM.

FHA NO. 7043594030

P. 02



DOUGLASS MUNICIPAL AIRPORT

CITY CD

Petition No. 96-58  
Stor-All Systems, Inc.

ORDINANCE NO. 645-Z

**APPROVED BY CITY COUNCIL**

**DATE** September 16/1996

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 9.085 acres located on the east side of US Hwy 29 north of University City Boulevard (NC 49); 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 O-1(CD), B-2(CD) and CC to BD(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

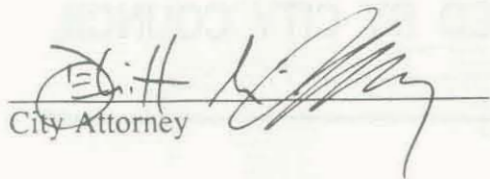
SEE ATTACHED

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.

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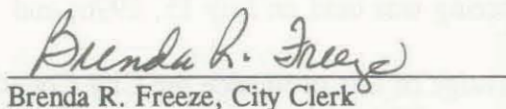
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 535-537B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
\_\_\_\_\_  
Brenda R. Freeze, City Clerk

96-58 ✓

Meets and Bounds Legal Description  
Future Development Area 1  
The Commons at Chancellor Park

Beginning at a found Rebar in concrete on the eastern right-of-way of North Tryon Street (NC HWY 29), said point being a northern property corner of that certain parcel conveyed to Duke Power Company in Deed Book 2475, Page 351 of the Mecklenburg County Registry; thence departing said Duke Power Company parcel and with the western right-of-way of N. Tryon Street (US HWY 29), North 14-32-34 East, 277.85 feet to a point; thence departing said western right-of-way and with an arc of a curve to the right having a radius of 47.50 feet, an arc distance of 48.11 feet and a chord of North 75-31-48 East, 46.08 feet to a point; thence South 75-27-24 East, 40.62 feet to a point; thence South 83-30-16 East, 128.57 feet to a point; thence along an arc of a curve to the right having a radius of 982.50 feet, an arc distance of 104.87 feet and a chord of South 72-23-20 East, 104.82 feet to a point; thence along an arc of a curve to the left having a radius of 367.50 feet, an arc distance of 279.27 feet and a chord of North 88-53-56 East, 272.60 feet to a point; thence along an arc of a curve to the left having a radius of 367.50 feet, an arc distance of 51.50 feet and a chord of North 63-06-50 East, 51.46 feet to a point; thence along an arc of a curve to the right having a radius of 982.50 feet, an arc distance of 61.98 feet and a chord of North 60-54-23 East, 61.97 feet to a point; thence South 22-31-01 East, 698.90 feet to a found #4 Rebar; thence South 11-17-39 West, 100.35 feet to a found 1 1/4 inch iron pipe, said iron pipe being a northeastern property corner that certain parcel conveyed to GAF in Deed Book 4559, Page 869 of the Mecklenburg County Registry; thence with the northern property line said GAF North 72-50-57 West, 163.07 feet to the found 1 1/4 inch iron pipe, said 1 1/4 inch pipe being a northwestern property corner said GAF, said iron being a northeastern property corner of that certain parcel conveyed to UNCC Properties Inc. in Deed Book 5593, Page 243 of the Mecklenburg County Registry; thence with the northern property lines of said UNCC Properties and that certain parcel conveyed to Mecklenburg County in Deed Book 6071, Page 951 of the Mecklenburg County Registry North 73-08-20 West, passing a found # 4 Rebar at 547.07 feet, a total of 634.22 feet to a found 3/4 inch iron rod; said iron rod being on the northern property line of the aforesaid Mecklenburg County property; said iron rod being a southeastern property corner of that certain parcel corner conveyed to Duke Power Company in Deed Book 2475, Page 351 of the Mecklenburg County Registry; thence, departing the Mecklenburg County parcel and with said Duke Power Co. property the following three courses and distances; 1) North 16 57 18 East, 283.56 feet to a found concrete monument; 2) North 37-58-34 West, 165.20 feet to a found #4 Rebar in concrete pad; 3) South 51-59-12 West 279.50 feet to the Point of Beginning being 9.085 acres total.

10/9/95



Petition #: 96-58

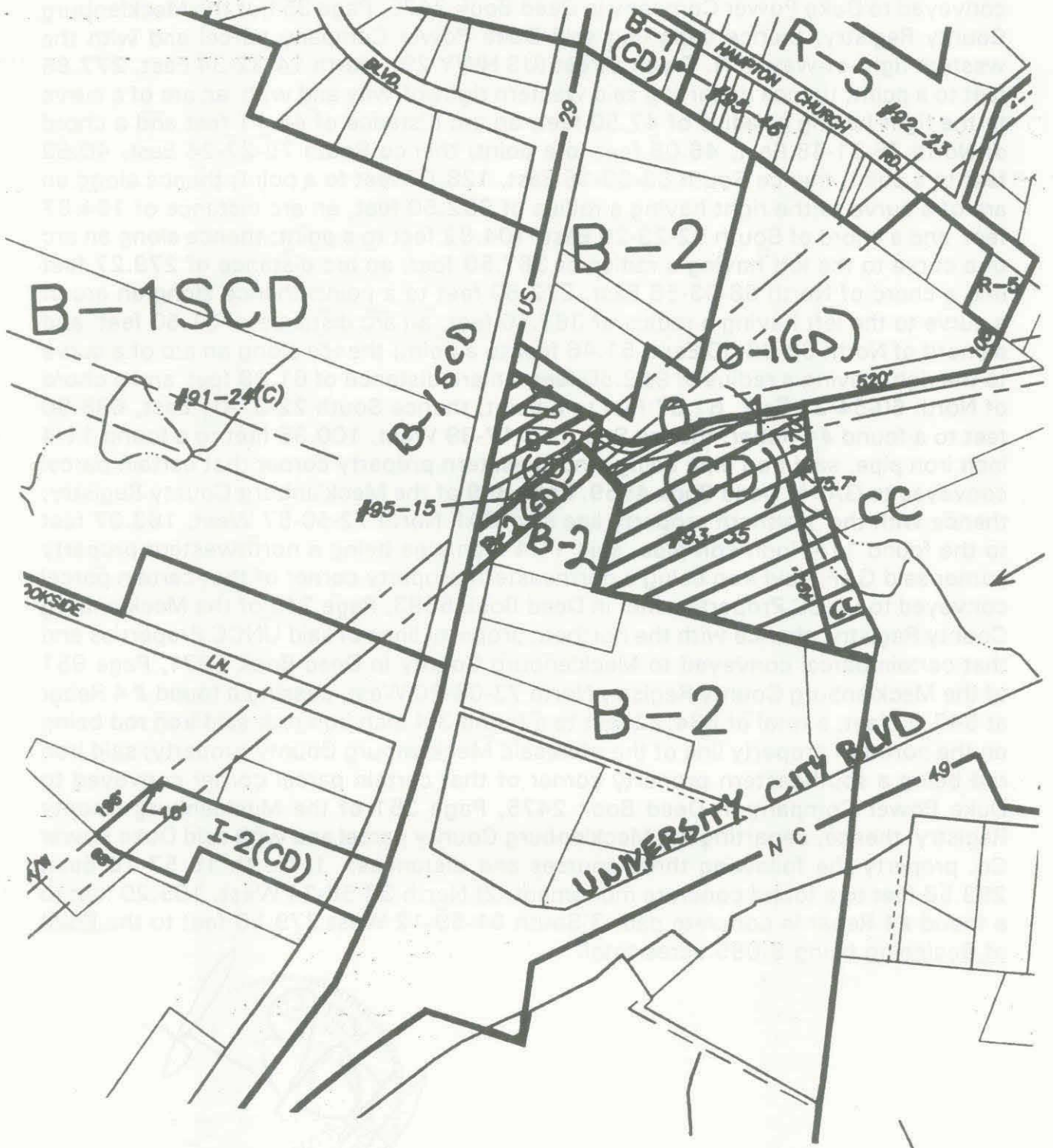
Petitioner: Stor-All Systems, Inc.

Hearing Date: July 15, 1996

Zoning Classification (Existing): O-1(CD), B-2(CD) and CC

Zoning Classification (Requested): BD(CD)

Location: Approximately 9.085 acres located on the east side of US Hwy 29 north of University City Boulevard (NC 49).



Zoning Map #(s): 71

Scale: 1" = 400'

Petition No. 96-58  
Stor-All Systems, Inc.

**PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Stor-All Systems, Inc. owner(s) and successors-in-interest of the property described as a portion of tax parcel 049-401-06 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 BD(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.

*[Faint signature]*

CITY ZONE CHANGE

Petition No. 96-59  
Graphic Packaging Flexible Corp., Sweatac  
Inc., Mitchell and Becker Company, and  
Piedmont Sewing Machine

ORDINANCE NO. 646-Z

**APPROVED BY CITY COUNCIL**

DATE September 16, 1996

ZONING REGULATIONS

MAP AMENDMENT NO.

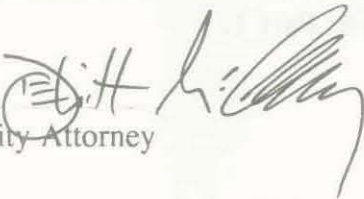
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-2 and B-1 to UMUD 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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 538- 539.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk



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CITY CD

Petition No. 96-61  
The Cypress of Charlotte, LLC

ORDINANCE NO. 647-Z

**APPROVED BY CITY COUNCIL**

**DATE** September 16, 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 60.5 acres located on the southeast corner of the intersection between Park Road and Park South 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 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 Inst.(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

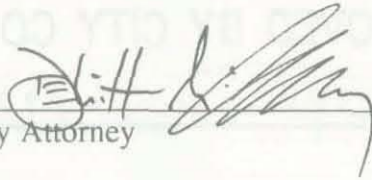
SEE ATTACHED

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.

-continued-

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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 541-543A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
\_\_\_\_\_  
Brenda R. Freeze, City Clerk





96-61 ↓

Beginning at an iron pin located in the northwesterly corner of Lot 1 in Block 41 of Beverly Woods Subdivision as shown in Map Book 12 at Page 535, the point or place of Beginning, and thence from said Beginning point S. 79-29-30 E. 785.51 feet to an iron pin; thence N. 32-45-00 E. 841.03 feet to an iron pin; thence S. 85-54-08 E. 274.25 feet to an iron pin; thence N. 28-38-18 E. 748.76 feet to an existing concrete marker; thence N. 40-04-10 W. 1394.30 feet to an existing concrete monument; thence S. 59-34-13 W. 485.42 feet to a point; thence S. 30-21-10 E. 7.48 feet to a point; thence S. 59-38-50 W. 34.00 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 213.18 feet, a chord bearing and distance of S. 43-59-12 W. 115.09 feet, and an arc distance of 116.54 feet to a point; thence S. 28-19-34 W. 145.05 feet to a point; thence S. 22-30-50 W. 46.05 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 747.94 feet, a chord bearing and distance of S. 16-33-36 W. 155.16 feet, and an arc distance of 155.44 feet to a point; thence S. 10-36-23 W. 189.52 feet to a point; thence S. 04-49-26 W. 39.70 feet to a point; thence N. 79-23-37 W. 10.50 feet to a point; thence S. 10-36-23 W. 821.00 feet to a point; thence S. 79-23-37 E. 6.50 feet to a point; thence S. 10-36-23 W. 289.50 feet to a point; thence S. 04-49-26 W. 39.70 feet to a point; thence N. 79-23-37 W. 10.50 feet to a point; thence S. 10-36-23 W. 47.69 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 11,502.65 feet, a chord bearing and distance of S. 11-01-48 W. 170.09 feet, and an arc distance of 170.09 feet to a point; thence S. 11-27-12 W. 29.92 feet to the point or place of beginning containing 60.5447 acres, more or less, as shown and described on survey entitled "First Union National Bank, Trustee (Re: Sharon Golf Course)" prepared by R. B. Pharr & Associates, P. A. dated January 18, 1994.

**Petition No. 96-61**  
**The Cypress of Charlotte, LLC**

## **PARALLEL CONDITIONAL USE PERMIT**

**This is a parallel conditional use permit approved by the Charlotte City Council to The Cypress of Charlotte, LLC owner(s) and successors-in-interest of the property described as tax parcel 179-082-31 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 Inst.(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. 96-62  
The Crosland Group, Inc.

ORDINANCE NO. 648-Z

**APPROVED BY CITY COUNCIL**  
**DATE** September 16, 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 9.6 acres located on the northwest corner of the intersection between Quail Hollow Road and Carmel 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 and B-1SCD to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

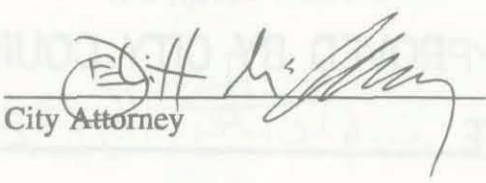
SEE ATTACHED

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.

-continued-

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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 544-546A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk



Legal Description  
Rezoning Petition No. 96-62

To find the point or place of BEGINNING, begin at a point, said point being the southernmost corner of that certain tract or parcel of property identified as "Olde Towne Village Center" shown on map recorded in Map Book 18 at Page 97 in the Mecklenburg County Public Registry, thence N. 66-57-16 W. 311.96 feet to a point, the point or place of BEGINNING, and thence from said point or place of BEGINNING in a northerly direction with the arc of a circular curve to the left having a radius of 499.65 feet and an arc distance of 252.21 feet to a point; thence N. 32-00-00 E. 274.04 feet to a point; thence S. 66-00-00 E. 494.00 feet to a point; thence S. 65-00-00 E. 251.53 feet to a point; thence S. 40-51-50 W. 301.67 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 1,055.00 feet and an arc distance of 327.14 feet to a point; thence S. 23-05-44 W. 5.75 feet to a point; thence N. 66-57-16 W. 250.62 feet to a point; thence S. 23-02-44 W. 10.00 feet to a point; thence N. 66-57-16 W. 219.42 feet to a point; thence in a northerly direction with the arc of a circular curve to the left having a radius of 499.65 feet, and an arc distance of 178.79 feet to a point, the point or place of BEGINNING; according to the Technical Data Sheet for Olde Towne Village Center, prepared by Little & Associates Architects dated February 9, 1996, last revised April 19, 1996.

**Petition No. 96-62**  
**The Crosland Group, Inc.**

### **PARALLEL CONDITIONAL USE PERMIT**

**This is a parallel conditional use permit approved by the Charlotte City Council to The Crosland Group, Inc. owner(s) and successors-in-interest of the property described as tax parcels 209-171-02, 209-171-03 and 209-171-04 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.**

CITY CD

Petition No. 96-74  
Discovery Place, Inc.

ORDINANCE NO. 649-Z

**APPROVED BY CITY COUNCIL**

DATE September 16, 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 4.16 acres located on the westerly corner of the intersection between W. Sixth Street and N. Tryon Street ;and

WHEREAS, the petition for rezoning for a 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 UMUD to UMUD-O 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.

-continued-

CITY CD

Petition No. 96-74  
Discovery Place, Inc.

ORDINANCE NO. 649-Z

**APPROVED BY CITY COUNCIL**

DATE September 16, 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 4.16 acres located on the westerly corner of the intersection between W. Sixth Street and N. Tryon Street ;and

WHEREAS, the petition for rezoning for a 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

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

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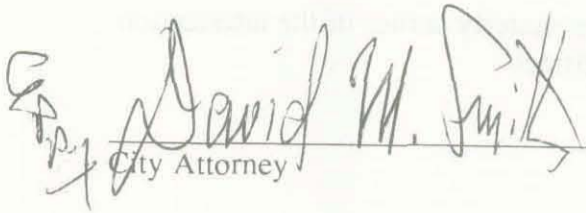
SEE ATTACHED

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.

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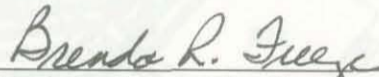
APPROVED AS TO FORM:

  
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 16th day of September, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 547-549.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1996.

  
Brenda R. Freeze, City Clerk



**Petition #:** 96-74

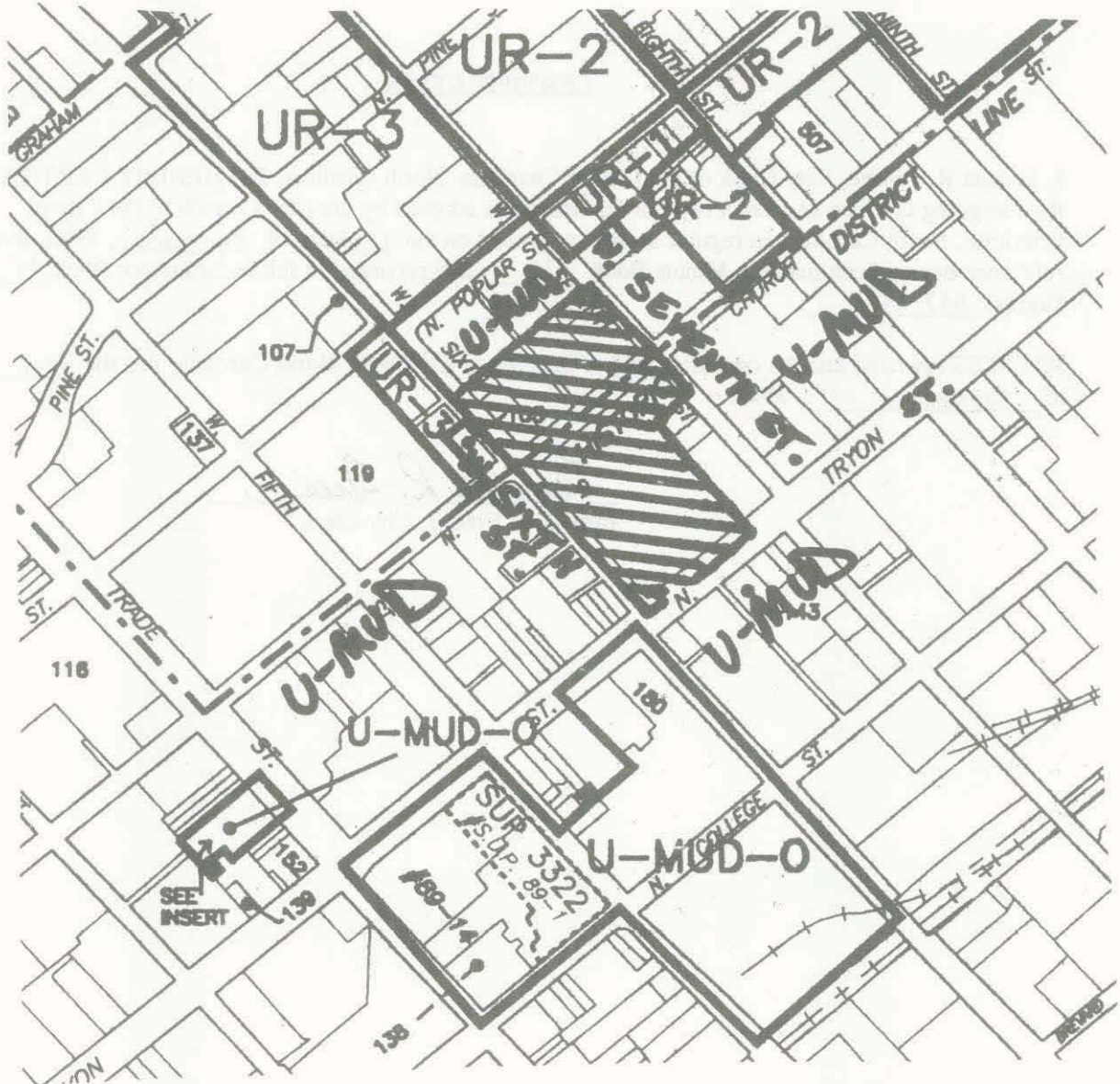
**Petitioner:** Discovery Place, Inc.

**Hearing Date:** September 16, 1996

**Zoning Classification (Existing):** UMUD

**Zoning Classification (Requested):** UMUD-O

**Location:** Approximately 4.16 acres located on the westerly corner of the intersection between W. Sixth Street and N. Tryon Street.



Zoning Map #(s): 102

Scale: 1" = 400'