

CITY CC DISTRICT

Petition No. 97-25  
Seaboard Realty, Inc.

ORDINANCE NO. 809-Z

APPROVED BY CITY COUNCIL

DATE APRIL 22, 1997

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 5.5 acres located on the northern corner of East W.T. Harris Boulevard and US 29 (North Tyron Street); 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 March 17, 1997; 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 S.C.D. 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.

-continued-

April 22, 1997  
Ordinance Book 48, Page 3

APPROVED AS TO FORM:

*H. M. ...*  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 2-5.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of April, 1997.

*Brenda R. Freeze*  
Brenda R. Freeze, City Clerk

# 97-25

PARCEL X

*Legal Description*

TO FIND THE TRUE POINT OF BEGINNING, begin at NCGS Monument "Prison 2" and run thence S. 64-57-32 W. 340.43 feet to a point; thence S. 41-34-03 W. 973.31 feet; thence with the arc of a circular curve to the left having a radius of 3043.25 feet and a chord bearing of S. 40-03-12 W., an arc distance of 145.41 feet; thence with the arc of a circular curve to the left having a radius of 3043.25 feet and a chord bearing of S. 37-02-10 W. an arc distance of 203.17 feet to the TRUE POINT OF BEGINNING; thence with the arc of a circular curve to the left having a radius of 3043.25 feet and a chord bearing of S. 32-30-56 W., an arc distance of 277.11 feet; thence S. 29-47-25 W. 24.69 feet; thence S. 35-50-09 W. 215.69 feet; thence N. 48-13-28 W. 612.10 feet; thence N. 41-46-32 E. 274.51 feet; thence S. 48-13-26 E. 5.95 feet; thence with the arc of a circular curve to the left having a radius of 298.50 feet and a chord bearing of N. 86-40-19 E., an arc distance of 406.62 feet; thence S. 48-25-55 E. 242.10 feet to the TRUE POINT OF BEGINNING; containing 5.595 acres and designated as Parcel X on a Survey of University Place, dated April 16, 1985, last revised May 16, 1985 by Concord Engineering & Surveying, Inc. of Concord, North Carolina.

**Petition #:** 97-25

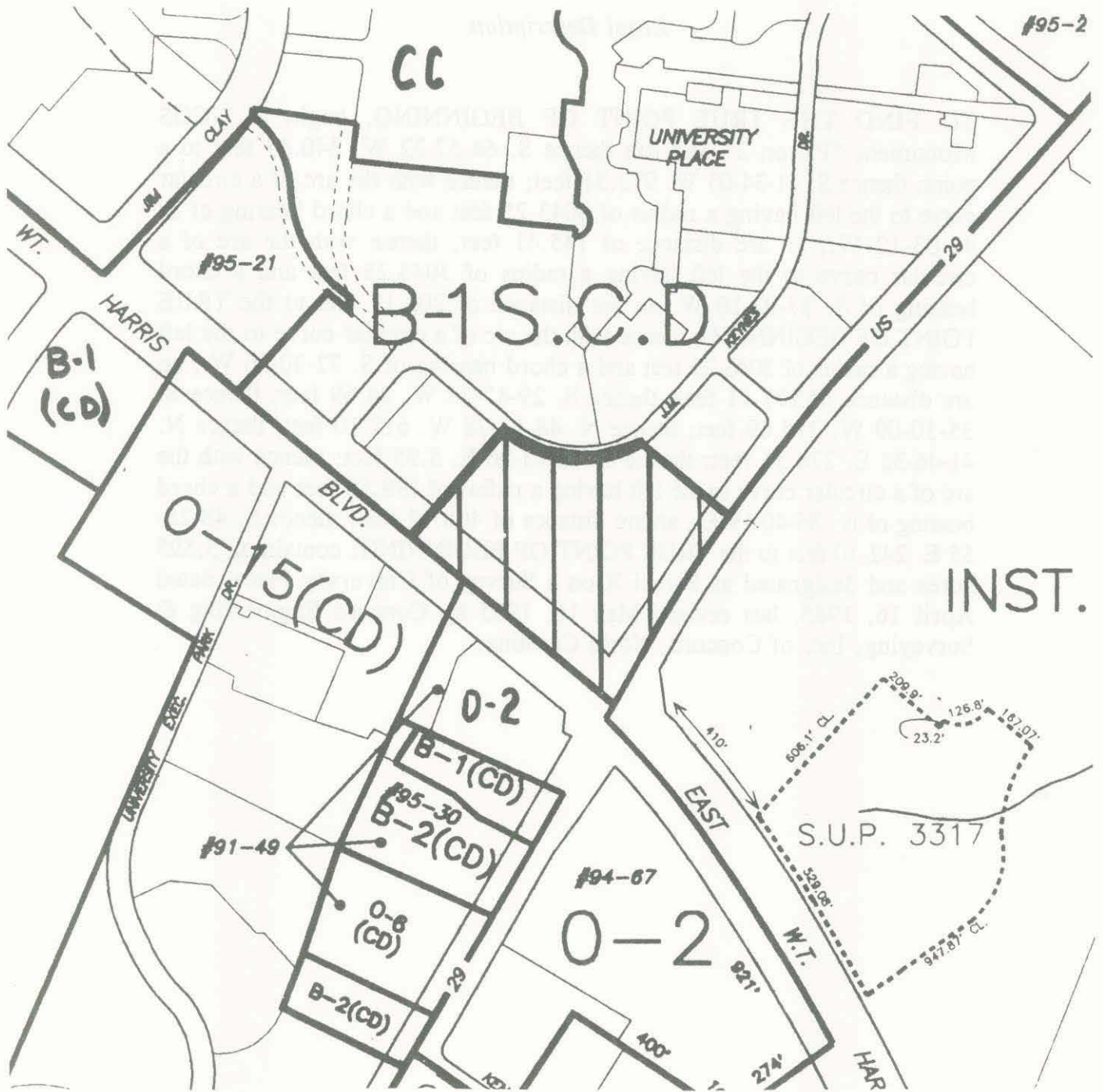
**Petitioner:** Seaboard Realty, Inc.

**Hearing Date:** March 17, 1997

**Zoning Classification (Existing):** B-1 S.C.D.

**Zoning Classification (Requested):** CC

**Location:** Approximately 5.5 acres located on the northern corner of East W.T. Harris Boulevard and US 29 (North Tryon Street).



Zoning Map #(s): 58

Scale: 1" = 400'

CITY CD

Petition No. 97-26  
Dr. Stephanie Ballentine

ORDINANCE NO. 810-Z

APPROVED BY CITY COUNCIL

DATE APRIL 22, 1997

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 0.36 acres located south of The Plaza on the east side of Matheson Avenue; 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 17, 1997; 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-6(CD) 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.

-continued-

April 22, 1997  
Ordinance Book 48, Page 7

APPROVED AS TO FORM:

*J. D. [Signature]*  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 6-10.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of April, 1997.

*Brenda R. Freeze*  
Brenda R. Freeze, City Clerk

**Petition No. 97-26  
Dr. Stephanie Ballentine**

### **PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Dr. Stephanie Ballentine owner(s) and successors-in-interest of the property described as tax parcel 093-093-02 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 O-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.

#97-26

BEGINNING at a point which point is in the northeast corner of Lot 11 in Block 2 of the property of McClung Realty Company, known as "Home Place," as shown by map of said company recorded in the Register of Deeds for Mecklenburg County in Map Book 230, Pages 100 and 101 and from said beginning point, S. 38-47 E. 113.33 feet to a point; thence S. 51-13 W. 144.88 feet to a point in the new right of way line of Matheson Avenue; thence with the new right of way line of Matheson Avenue, N. 37-03-04 W. 95.87 feet to a concrete right of way monument; thence continuing with the right of way line of Matheson Avenue N. 38-47 W. 17.46 feet to a point in the southerly line of a 10 foot alley (unopened); thence with the southerly line of the 10 foot alley N. 51-13 E. 142 feet to the point and place of beginning, all as shown on the March 14, 1979, physical survey prepared by Robert Earl Stephenson, N.C. Registered Land Surveyor, L742.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4704, page 960  
Mecklenburg Public Registry

A map showing the above described property is recorded in Plat Book 230 page 100-01



April 22, 1997  
Ordinance Book 48, Page 10

**Petition #:** 97-26

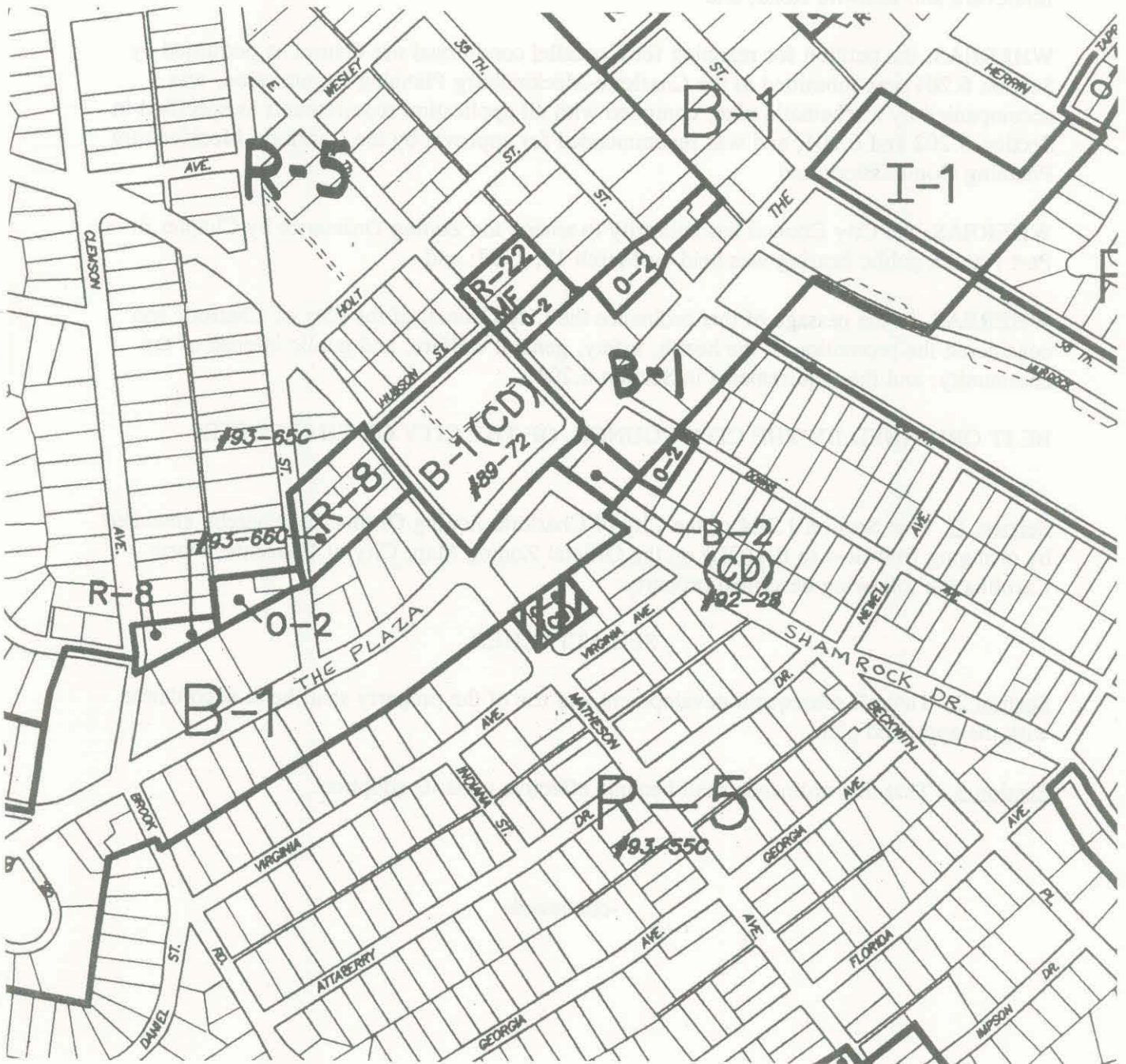
**Petitioner:** Dr. Stephanie Ballentine

**Hearing Date:** March 17, 1997

**Zoning Classification (Existing):** O-6(CD)

**Zoning Classification (Requested):** O-1(CD)

**Location:** Approximately 0.36 acres located south of The Plaza and on the east side of Matheson Avenue.



Zoning Map #(s): 89

Scale: 1" = 400'

CITY CD

Petition No. 97-27  
Crosland Development Corporation

ORDINANCE NO. 811-Z

**APPROVED BY CITY COUNCIL**

**DATE** APRIL 22, 1997

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 4.48 acres located on the southwest corner of W.T. Harris Boulevard and Idlewild 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 17, 1997; 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-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-

April 22, 1997  
Ordinance Book 48, page 12

APPROVED AS TO FORM:

*H. M. [Signature]*  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 11-15.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of April, 1997.

*Brenda R. Freeze*  
Brenda R. Freeze, City Clerk

**Petition No. 97-27**  
**Crosland Development Corporation**

## **PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Crosland Development Corporation owner(s) and successors-in-interest of the property described as tax parcels 165-033-01, 02, and 03 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.

# 97-27

All that certain parcel situate, lying and being located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described below:

BEGINNING at an existing iron pin located in the southeasterly corner of the property owned (now or formerly) by Idlewild Investment Company as recorded in Deed Book 6967, Page 585, Mecklenburg County Registry; said point also being located in the southerly right of way margin of varying right of way of Idlewild Road; thence from the place and point of beginning, running with said right of way margin, S 66-18-47 E 70.91 feet to an existing iron pin; thence continuing with said right of way margin, with the arc of a circular curve to the right having a radius of 837.97 feet, a chord bearing and distance of S 62-52-22 E 100.57 feet and an arc distance of 100.63 feet to a point; thence continuing with said curve to the right, having a radius of 44.00 feet, a chord bearing and distance of S 22-23-07 E 53.02 feet and an arc distance of 56.90 feet to the northerly right of way margin of W. T. Harris Boulevard; thence running with the northerly right of way margin of W. T. Harris Boulevard, S 14-39-43 W 313.62 to a point located in said right of way margin; thence continuing with said right of way margin, N 75-20-17 W 1.02 feet to a point; thence with the arc of a circular curve to the right having a radius of 722.00 feet, a chord bearing and distance of S 26-51-00 W 294.04 feet with an arc distance of 296.11 feet to a point; thence continuing with said right of way margin, S 38-35-58 W 215.47 feet to a point; thence with the arc of a circular curve to the right having a radius of 798.00 feet, a chord bearing and distance of S 34-19-06 W 119.14 feet with an arc distance of 119.25 feet to a new iron pin located in said right of way margin, said point also being the southeasterly corner of the property owned (now or formerly) by Coleman Russell Williams as shown on Map Book 6, Page 795, aforesaid Registry; running thence with the easterly line of the aforesaid Williams property, N 05-51-10 W 315.72 feet to a point, said point being located at the southerly corner of the property owned (now or formerly) by aforesaid Idlewild Investment Company; running thence with the easterly line of the aforesaid Idlewild property, N 23-00-00 E 696.99 feet to an existing iron pin located in the southerly right of way margin of the aforesaid Idlewild Road, said point being the PLACE AND POINT OF BEGINNING, containing 4.480 acres all as shown on the boundary and topographic survey for The Crosland Group by Jack R. Christian and Associates dated July 31, 1996, File 96-07-30.

**Petition #:** 97-27

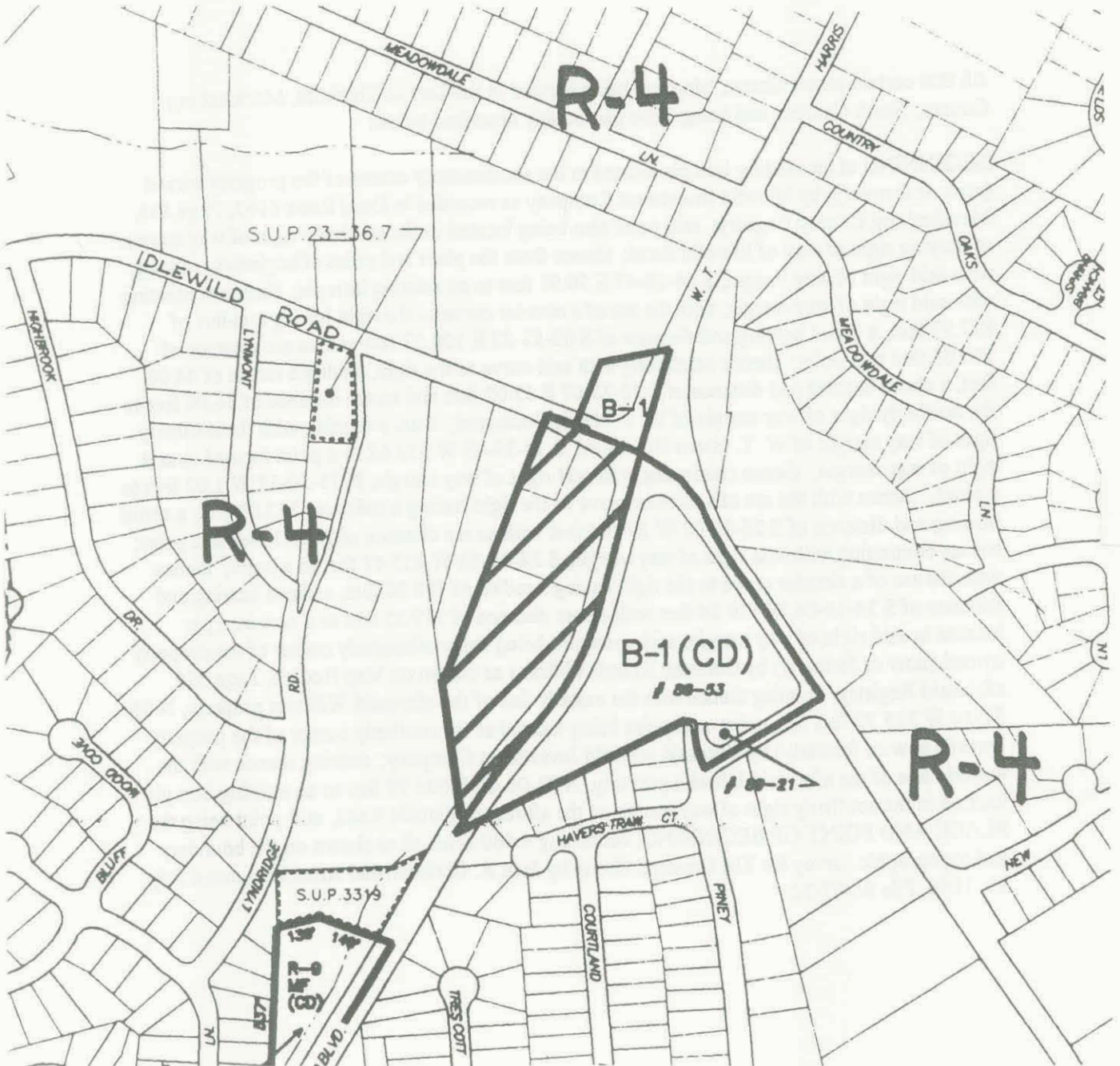
**Petitioner:** Crosland Development Corporation

**Hearing Date:** March 17, 1997

**Zoning Classification (Existing):** R-4

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

**Location:** Approximately 4.48 acres located on the southwest corner of W.T. Harris Boulevard and Idlewild Road.



Zoning Map #(s): 122

Scale: 1" = 400'

April 22, 1997  
Ordinance Book 48, Page 16

CITY CD

Petition No. 97-28  
Hillco, LTD., Birtthaven, Inc.

ORDINANCE NO. 812-Z

APPROVED BY CITY COUNCIL

DATE APRIL 22, 1997

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 1.47 acres located in the University Place area on the east side of Glenwater 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 17, 1997; 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 S.C.D. and CC 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.

-continued-

April 22, 1997  
Ordinance Book 48, Page 17

APPROVED AS TO FORM:

*2/12/97*  
*H. M. ...*  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 16-20.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of April, 1997.

*Brenda R. Freeze*  
Brenda R. Freeze, City Clerk



April 22, 1997  
Ordinance Book 48, Page 18

Petition No. 97-28  
Hillco, LTD., Britthaven, Inc.

### **PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Hillco, LTD., Britthaven, Inc. owner(s) and successors-in-interest of the property described as part of tax parcels 047-291-40 and 99 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 O-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.

Meridian Design, P.A.

Phone (919) 522-2587

ENGINEERING - SURVEYING - LAND PLANNING  
RESIDENTIAL DESIGN - LAND DEVELOPMENT  
P.O. BOX 366 / 123 EAST CASWELL ST.,  
KINSTON, N.C. 28502

Fax (919) 523-5565

April 22, 1997  
Ordinance Book 48, Page 19

#97-28

BEGINNING at a new iron pin located in the southeasterly margin of the right of way of Glenwater Drive (said right of way having a variable width as shown on the map recorded in Map Book 2) at Page 480 in the Mecklenburg County Registry), said iron being located in the northeasterly boundary of Tract II of the property of University Place Mall, Inc. (now or formerly) as described in the deed recorded in Book 6710 at Page 412 in the Mecklenburg County Registry, and running thence from said Beginning with the southeasterly margin of the right of way Glenwater Drive in a northeasterly direction along the arc of a circular curve to the left having a radius of 303.84 feet, an arc length of 157.06 feet (chord: N. 40-22-06 E. 155.32 feet) to a new iron pin; Thence continuing to run with said curve, a chord of N 16 degrees 14' 9" E- 75.30 feet; Thence leaving said curve and running along the arc of a circular curve having a radius of 25.0 feet, a chord of S 30 degrees 48' 55" E-33.71 feet; Thence with another curve a chord of S 81 degrees 14' 36" E-72.54; Thence a chord of N 87 degrees 02' 38" E-34.53; Thence N 43 degrees 22' 7" E-5.22 feet; Thence S 48 degrees 39' 45" E-85.70 feet; Thence S 43 degrees 47' 49" W-60.16 feet; Thence S 46 degrees 39' 45" E-139.44 feet; Thence S 33 degrees 59' 47" W-148.77' and S 56 degrees 0' 13" W-337.12 feet to the point of beginning, and containing 1.47 acres.

\*\*\*END\*\*\*

April 22, 1997  
Ordinance Book 48, Page 20

**Petition #:** 97-28

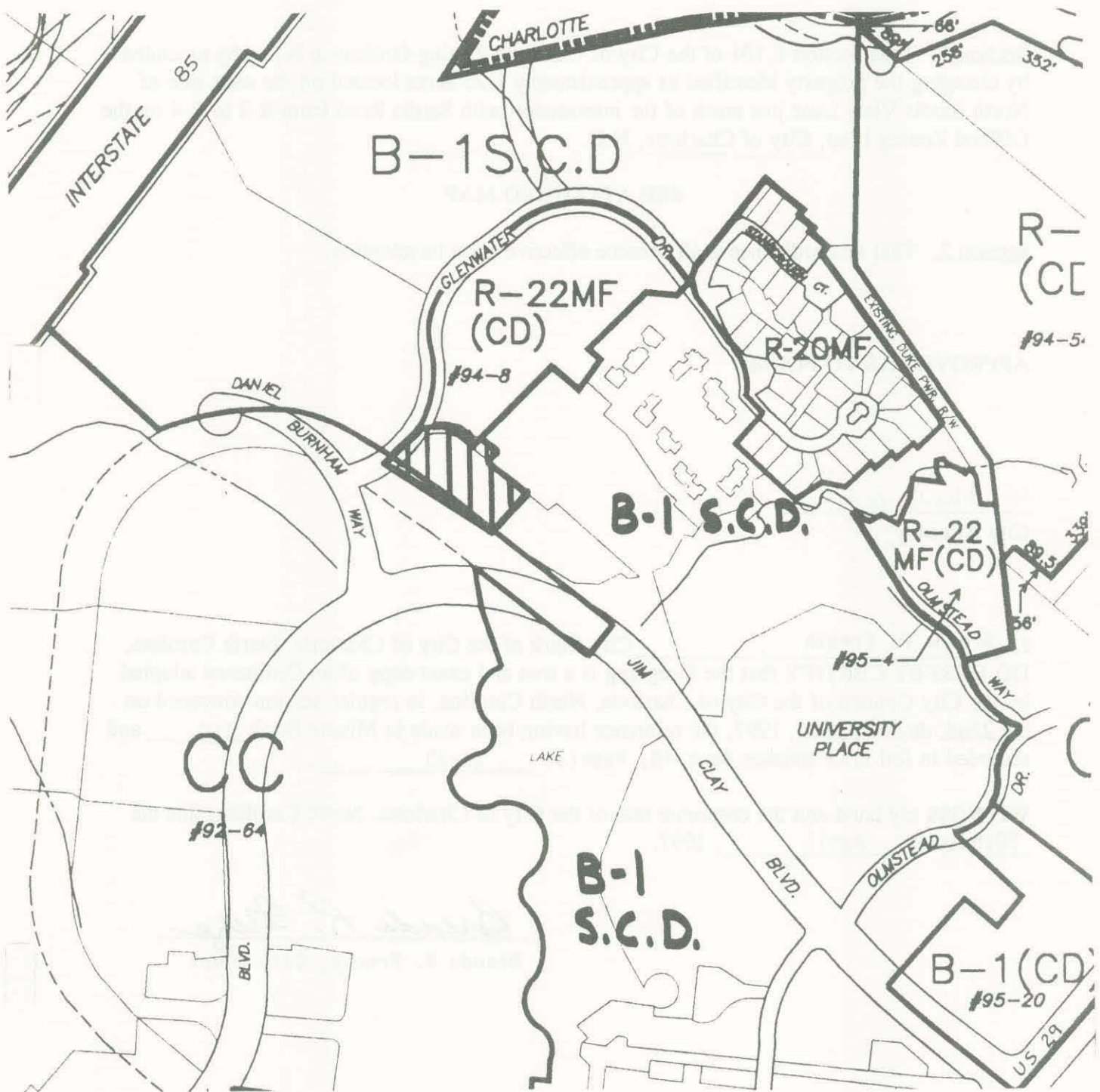
**Petitioner:** Hillco, LTD - Britthaven, Inc.

**Hearing Date:** March 17, 1997

**Zoning Classification (Existing):** B-1 S.C.D. and CC

**Zoning Classification (Requested):** O-1(CD)

**Location:** Approximately 1.47 acres located in the University Place area on the east side of Glenwater Drive.



Zoning Map #(s): 58

Scale: 1" = 400'

April 22, 1997  
Ordinance Book 48, Page 21

ORDINANCE NO. 813-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-24  
Thomas and Frances Roberts

DATE APRIL 22, 1997

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 changing the property identified as approximately 1.25 acres located on the west side of North Sardis View Lane just north of the intersection with Sardis Road from R-3 to R-4 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 21-23.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30th day of April, 1997.

[Signature]  
Brenda R. Freeze, City Clerk

April 22, 1997  
Ordinance Book 48, Page 22

Property of Thomas J. Roberts & wife  
Frances C. Roberts

For Proposed Rezoning # 97-24

Beginning at a point on the westerly R/w Line of Sardis View Lane said point being also the south easterly corner of the property of John L. Dykstra recorded Deed book 8225-232. Thence in a southerly direction with the westerly R/w Line of Sardis View Lane four courses as follows (1) S. 12-39-11 E. 194.86' (2) with the arc of a circular curve to the right having a radius of 444.09' a distance of 138.57' (3) S. 5-13-33 W. 96.06' (4) with the arc of a circular curve to the right having a radius of 279.52' a distance of 63.80' Thence N. 72-39-31 W. 116.24' to a point. Thence N. 6-49-05 E. 17.0' to a point. Thence N. 8-34-45 E. 115.0' to a point. Thence in a northerly direction with the arc of a circular curve to the left having a radius of 35.0' a distance of 67.14' to a point. Thence N. 18-20-04 W. 194.88' to a point. Thence N. 60-49-08 E. 103.0' to a point. Thence N. 16-10-51 W. 19.63' to a point. Thence N. 77-48-39 E. 44.69' to the point of beginning. Containing 54,429 Sq. Ft. or 1.25 Acres as shown on a survey by Bobby J. Raye Reg. Surveyor dated November 22, 1996.

April 22, 1997  
Ordinance Book 48, Page 23

**Petition #:** 97-24

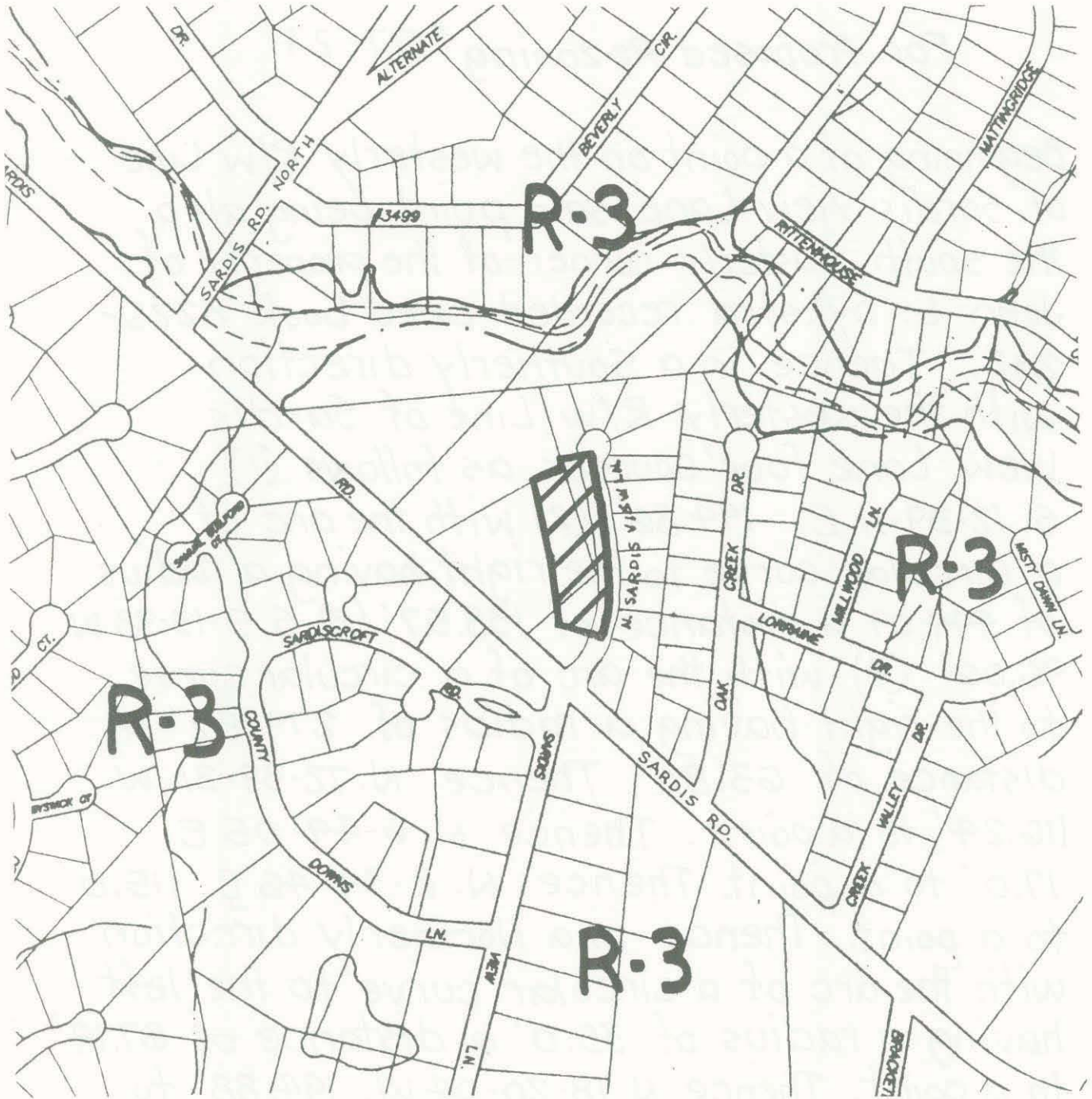
**Petitioner:** Thomas and Frances Roberts

**Hearing Date:** March 17, 1997

**Zoning Classification (Existing):** R-3

**Zoning Classification (Requested):** R-4

**Location:** Approximately  $\frac{1}{2}$  acres located on the west side of North Sardis View Lane just north of the intersection with Sardis Road.



Zoning Map #(s): 145

Scale: 1" = 400'

# 97-11

ORDINANCE NO. 814

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE  
APPROVED BY CITY COUNCIL

DATE APRIL 22, 1997

EDITOR'S NOTE: Wording that is thusly ~~crossed thru~~ is being deleted and that which is thusly underlined is being added in the context of sentences.

AN ORDINANCE AMENDING THE CITY CODE  
WITH RESPECT OT THE ZONING ORDINANCE

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

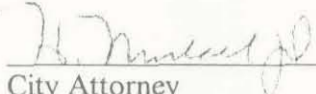
1. Amend CHAPTER 13: SIGNS, SECTION 13.102 Definitions, subsection S7 sign types, as follows:
  - (ae) Roof Sign. A sign erected or maintained in whole or in part upon, ~~or over,~~ or above the roof or parapet of a building.
  - (ak) Wall Sign. Any sign directly attached to an exterior wall or exterior parapet of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which the sign is affixed. Signs directly painted on walls shall be considered wall signs.
2. Amend CHAPTER 13: SIGNS, SECTION 13.108 Specifications for Permanent Signs Requiring a Permit, subsection (1) wall signs, as follows:
  - (f) No wall sign shall extend above the parapet or roof line of the building to which the sign is attached, nor shall a wall sign project more than 18 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window, and may not extend more than 6' above the roof line.

Parapets added to existing buildings for the purpose of attaching signs must match the architecture of the rest of the building, be of the same thickness, and on the same plane as the wall to which it is added, and no more than 6' above the roof line. Additions to a parapet for the purpose of signage cannot be braced back to the roof, and

Section 2. That this ordinance shall become effective upon its adoption.

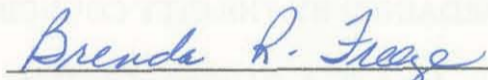
April 22, 1997  
Ordinance Book 48, Page 25

Approved as to form:

  
\_\_\_\_\_  
City Attorney

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 22nd day of April, 1997, the reference having been made in Minute Book 110 and recorded in full in Ordinance Book 48, Page(s) 24-25.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of April, 1997.

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