

September 15, 1997
Ordinance Book 48, Page 193

ORDINANCE NO. 893-Z

CITY ZONE CHANGE

Petition No. 97-53

Camden Square Associates, LLC

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 0.44 acres located on the western corner of West Boulevard and Camden Road and approximately 0.63 acres located on the southern corner of West Worthington Avenue and Hawkins Street from B-1 and I-2 to UMUD 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:



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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 193-195.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 197
Ordinance Book 48, Page 194

Case # 97-53 Boundary Description

The tract of land depicted as the property described as Tax Parcel # 121-021-05 and 121-022-04 and deed # 8984 0972 in the Mecklenburg County Public Registry and Tax Parcel # 121-021-07 and deed #9108 0956 in the Mecklenburg County Public Registry is the boundary description for the property proposed for rezoning by Camden Square Associates, LLC

[Signature]

[Signature]

September 15, 1997
Ordinance Book 48, Page 195

Petition #: 97-53

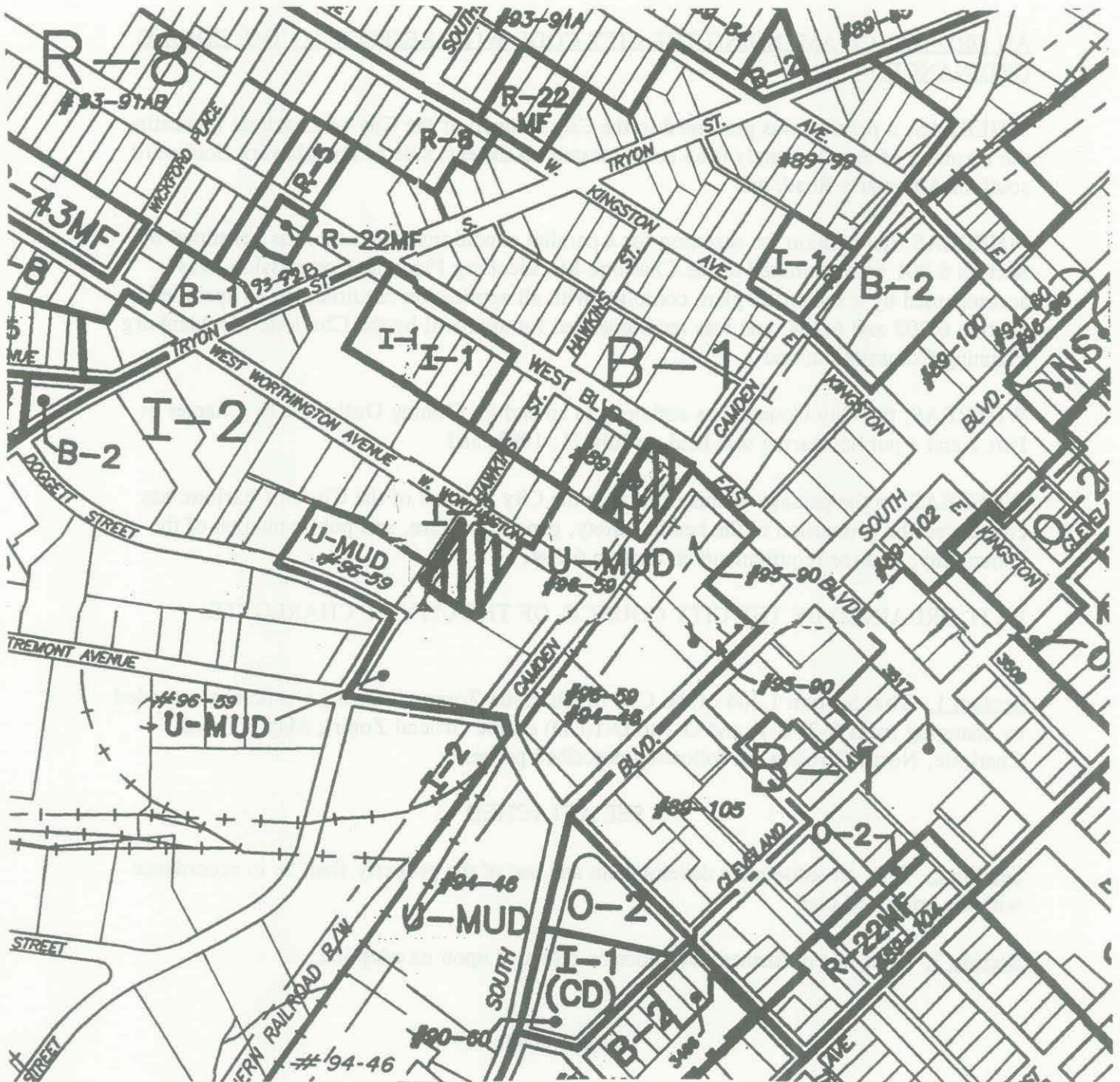
Petitioner: Camden Square Associates, LLC

Hearing Date: July 21, 1997

Zoning Classification (Existing): B-1 & I-2

Zoning Classification (Requested): UMUD

Location: Approximately 0.44 acres located on the western corner of West Boulevard and Camden Road and approximately 0.63 acres located on the southern corner of West Worthington Avenue and Hawkins Street.



September 15, 1997
Ordinance Book 48, Page 196

CITY CD

Petition No. 97-56
Autobell Car Wash, Inc.

ORDINANCE NO. 894-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 0.65 acres located on the east side of Dwightware Boulevard south of Albemarle 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 21, 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-3, B-1, and O-1 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-

September 15, 1997
Ordinance Book 48, page 197

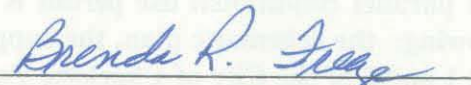
APPROVED AS TO FORM:



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 15th day of September, 1997, the reference having been made in Minute Book
111, and recorded in full in Ordinance Book 48, Page(s) 196-198B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the
7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 198

Petition No. 97-56
Autobell Car Wash, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Autobell Car Wash, Inc. and successors-in-interest of the property described as portions of tax parcels 109-414-(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 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.

September 15, 1997
Ordinance Book 48, Page 198A

97-56 Legal Description
Autobell Car Wash, Inc.

Beginning at a point located on the eastern right-of-way of Dwightware Boulevard and the northwest corner of taxparcel #109-414-04 thence N 05-29-13 W 110.04', thence N 87-04-43 W 298.92', thence S 06-10-42 E 87-05', thence N 84-14-00 W 112.93', thence S 02-09-30 W 23.59', thence N 89-18-51 W 95.78', thence S 84-37-30 W 89.12' back to the point of beginning.



September 15, 1997
Ordinance Book 48, Page 198B

Petition #: 97-56

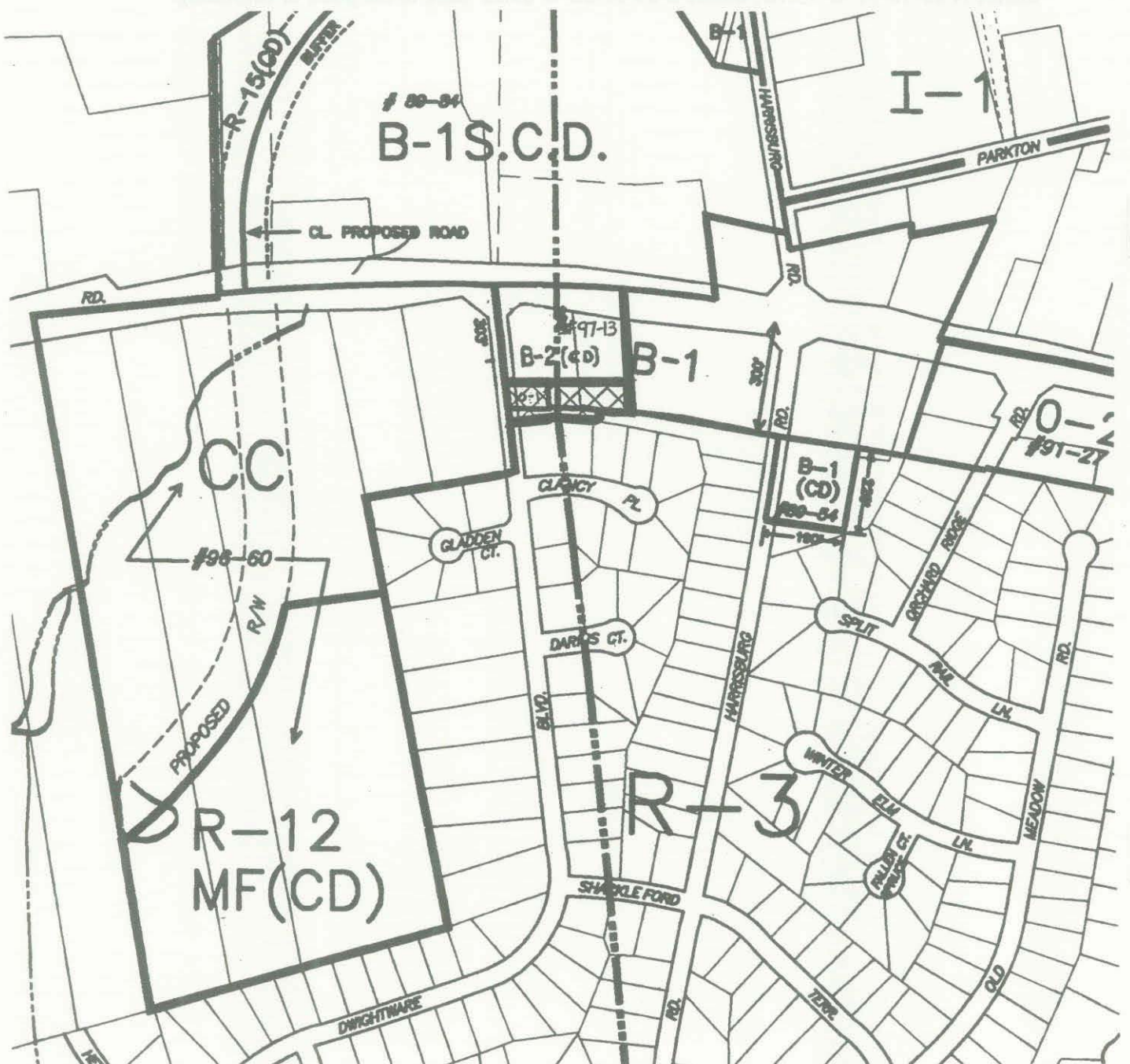
Petitioner: Autobell Car Wash, Inc.

Hearing Date: July 21, 1997

Zoning Classification (Existing): R-3, O-1 and B-1

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

Location: Approximately 0.649 acres located on the east side of Dwightware Boulevard, south of Albemarle Road.



September 15, 1997
Ordinance Book 48, Page 199

CITY CD

Petition No. 97-58
Kenneth R. Harris

ORDINANCE NO. 895-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 0.76 acres located on the north side of West Boulevard west of Fordham 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 21, 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 R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

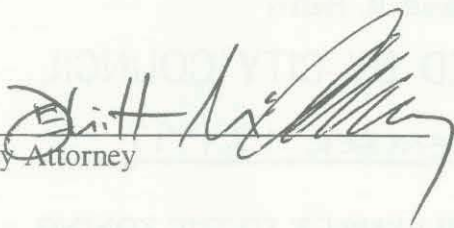
SEE ATTACHED

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.

September 15, 1997
Ordinance Book 48, Page 200


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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 199-201A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 201

Petition No. 97-58
Kenneth R. Harris

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Kenneth R. Harris and successors-in-interest of the property described as tax parcel 119-032-09 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-8MF(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.

September 15, 1997
Ordinance Book 48, Page 201A

Petition #: 97-58

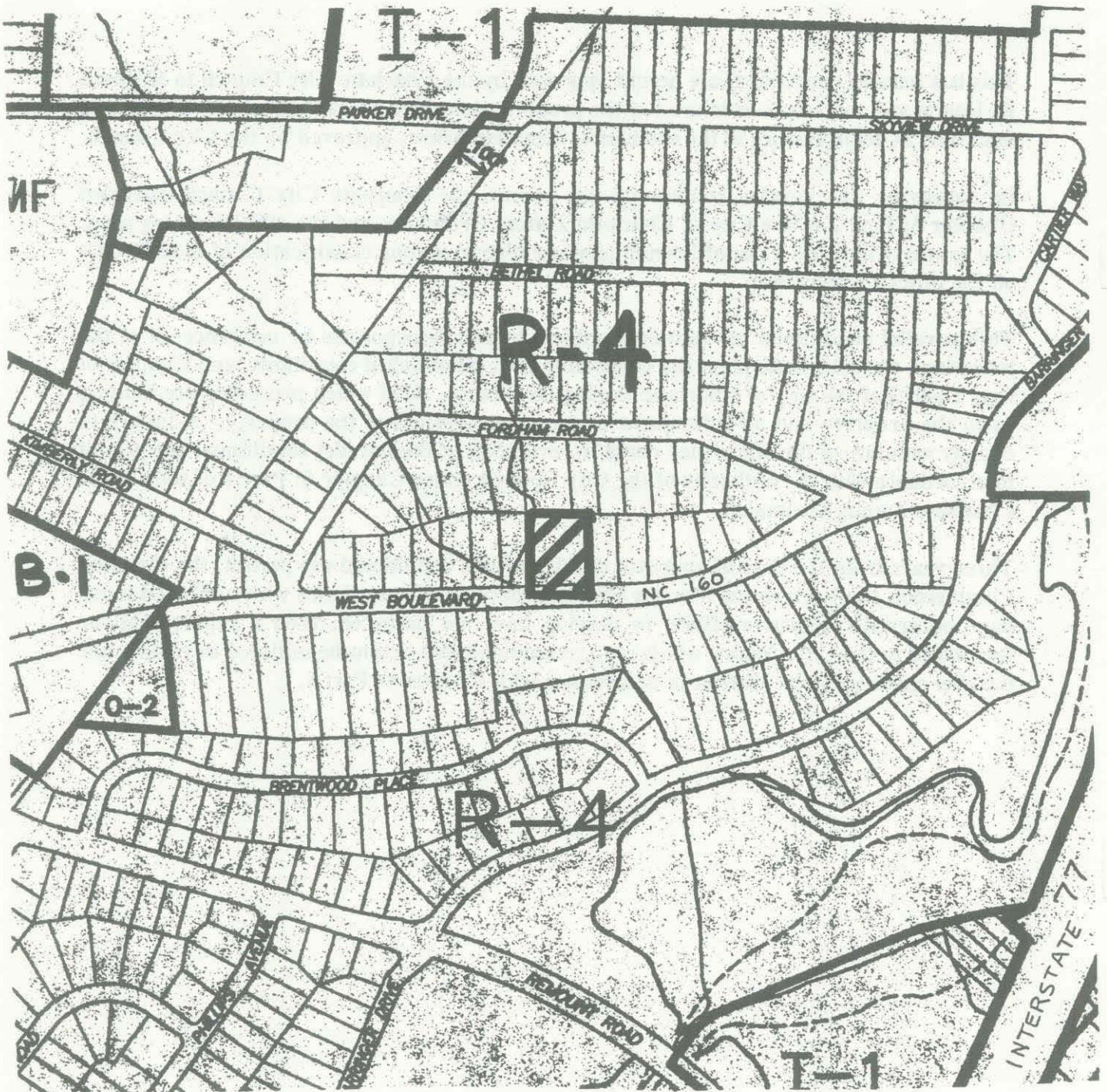
Petitioner: Kenneth R. Harris

Hearing Date: July 21, 1997

Zoning Classification (Existing): R-4

Zoning Classification (Requested): R-8MF(CD)

Location: Approximately 0.76 acres located on the north side of West Boulevard, west of Fordham Road.



September 15, 1997
Ordinance Book 48, Page 202

CITY NS DISTRICT

Petition No. 97-59
JDH & Associates

ORDINANCE NO. 896-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 NS district for approximately 0.67 acres located on the northern corner of Hawthorne Lane and East Seventh Street (tax parcels 080-205-03&04); 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 21, 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-2 to NS 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.

September 15, 1997
Ordinance Book 48, Page 203


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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 202-204A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

97-59

000.00

LEGAL DESCRIPTION

Being a parcel of property located in Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

TRACT 1

BEGINNING at an existing iron pin marking the common rear corner between Lots 5 and 6 of Block 12, Elizabeth Heights Subdivision, as recorded in Map Book 224, Page 202 of the Mecklenburg County Public Registry, said iron being also on the southerly margin of the ten-foot alley as shown on the aforesaid plat, and runs thence along the southerly margin of the ten-foot alley and with the rear of Lots 6 and 7 South 43-03-32 East 100.07 feet to an existing iron pin on the westerly margin of Hawthorne Lane (70-foot right-of-way); thence with the westerly margin of Hawthorne Lane South 46-31-12 West 177.73 feet to a new nail at the intersection of the westerly margin of Hawthorne Lane with the northerly margin of East Seventh Street (60-foot right-of-way); thence with the northerly margin of East Seventh Street the following two (2) courses and distances: 1.) with the arc of a circular curve to the right having a radius of 15.00 feet for an arc distance of 23.65 feet (chord: North 88-18-42 West 21.28 feet) to a new nail; 2.) North 43-08-37 West 84.91 feet to an existing iron pin marking the common front corner between Lots 5 and 6 of Block 12 as shown on the aforesaid plat of Elizabeth Heights; thence with the line between Lots 5 and 6 North 46-29-54 East 192.67 feet to the point and place of BEGINNING, containing 19,247 square feet or 0.442 acre as shown on a map by R. B. Pharr and Associates, P.A., dated March 20, 1997 (Map File XX-2167), and being Lot 6 and part of Lot 7, Block 12, Elizabeth Heights Subdivision.

TRACT 2

BEGINNING at an existing iron pin on the southerly margin of a ten-foot alley, said iron being the common rear corner between Lots 5 and 6 of Block 12, Elizabeth Heights Subdivision, as recorded in Map Book 224, Page 202 of the Mecklenburg County Public Registry, and runs thence with the common line between Lots 5 and 6 South 46-29-54 West 192.67 feet to an existing iron pin in the northerly margin of East Seventh Street (60-foot right-of-way); thence with the northerly margin of East Seventh Street North 43-08-37 West 50.02 feet to an existing iron pin at the common front corner between Lots 5 and 4 of Block 12; thence with the common line between Lots 5 and 4 North 46-30-00 East 192.81 feet to an existing iron pin on the southerly margin of the ten-foot alley as shown on the aforesaid plat of Elizabeth Heights; thence with the southerly margin of the ten-foot alley South 43-19-39 East 50.01 feet to the point and place of BEGINNING, containing 9,648 square feet or 0.222 acre as shown on a map by R. B. Pharr and Associates, P.A., dated March 20, 1997 (Map File XX-2167), and being Lot 5, Block 12, of Elizabeth Heights Subdivision.

September 15, 1997
Ordinance Book 48, Page 204A

Petition #: 97-59

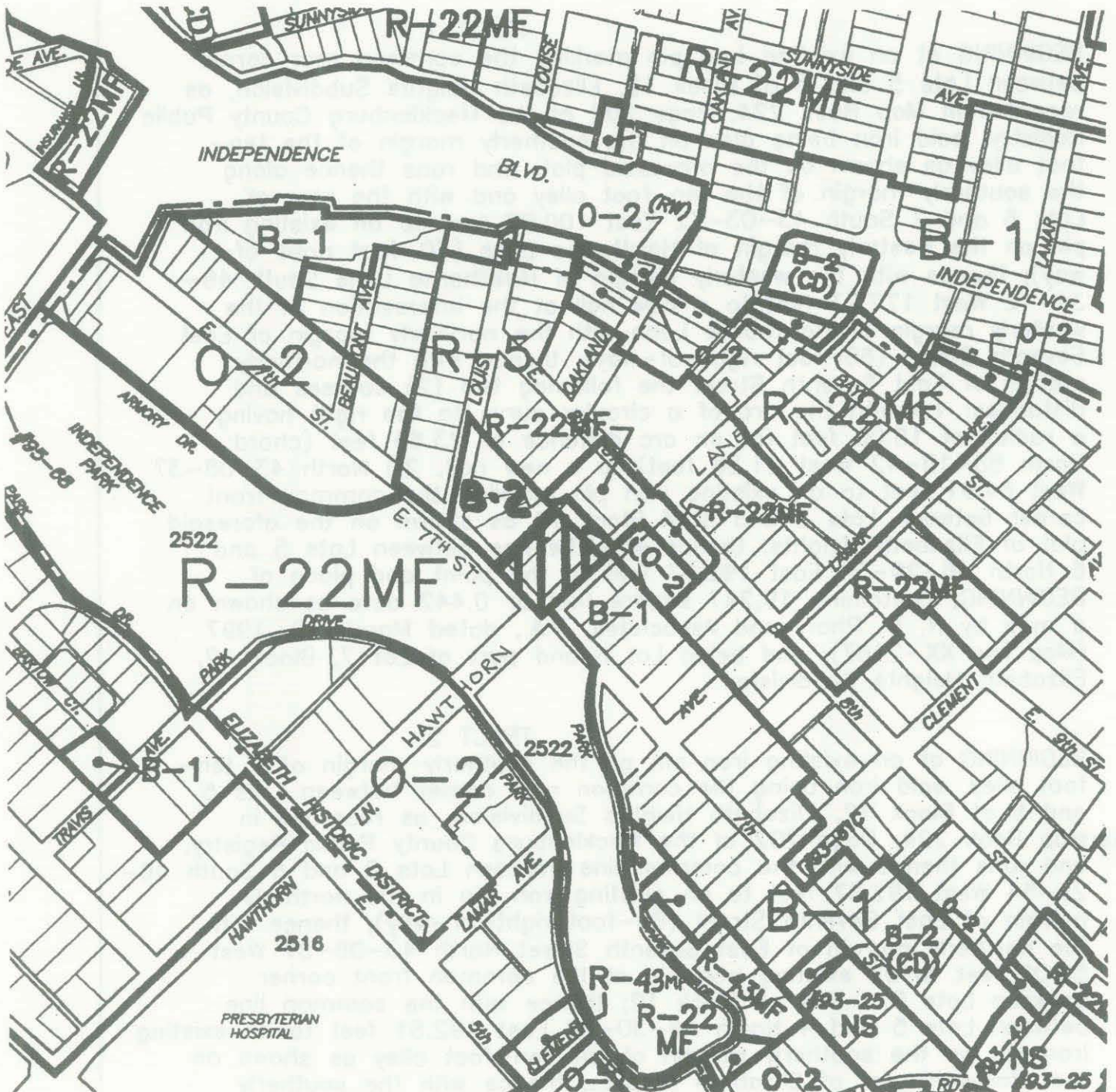
Petitioner: JDH & Associates

Hearing Date: July 21, 1997

Zoning Classification (Existing): B-2

Zoning Classification (Requested): NS

Location: Approximately 0.664 acres located on the northern corner of Hawthorne Lane and East 7th Street.



September 15, 1997
Ordinance Book 48, Page 205

CITY CD

Petition No. 97-61
Evans Construction

ORDINANCE NO. 897-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 8.3 acres located on the north side of NC 51 east of Elm Lane West; 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 21, 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-15PUD to R-8(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

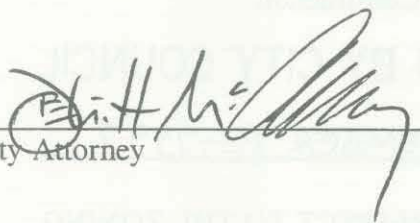
SEE ATTACHED

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.

September 15, 1997
Ordinance Book 48, Page 206

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 15th day of September, 1997, the reference having been made in Minute Book
111, and recorded in full in Ordinance Book 48, Page(s) 205-207B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the
7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 207

Petition No. 97-61
Evans Construction

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Evans Construction and successors-in-interest of the property described as a portion of tax parcel 211-622-99 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 R-8(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.

97-61

LEGAL DESCRIPTION

Being all that certain tract of land located within the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a point in the northerly right of way margin of N.C. Highway 51 (Pineville-Matthews Road), said point being the southwesterly corner of the property of Challis Farm Homeowners Association, Inc. as recorded in Deed Book 8415 Page 977 (see also Map Book 25 Page 954) and running thence from said POINT AND PLACE OF BEGINNING along the said northerly right of way margin of N.C. Highway 51 South 72-49-03 West 431.29 feet to a point; thence following the intersection curve of said margin of N.C. Highway 51 and the easterly margin of Elm Lane West (70 feet in width as shown in Map Book 27 Page 459) along a circular curve to the right having a radius of 50.00 feet and an arc length of 77.86 feet (chord bearing North 62-53-56 West 70.23 feet) to a point in said margin of Elm Lane West; thence following said margin the following four calls: (1) following a circular curve to the left having a radius of 882.50 feet and an arc length of 234.41 (chord bearing North 25-53-52 West 233.72 feet), (2) North 33-30-26 West 151.65 feet, (3) following a circular curve to the left having a radius of 535.00 feet and an arc length of 93.03 feet (chord bearing North 38-29-21 West 92.92 feet) to a point and (4) following a circular curve to the left having a radius of 535.00 feet and an arc length of 45.15 feet (chord bearing North 45-53-20 West 45.14 feet) to a point; thence leaving said margin of Elm Lane West and continuing within the proposed right of way of Old Well House Lane the following four calls: (1) following a circular curve to the left having a radius of 150.00 feet and an arc length of 107.59 feet (chord bearing North 3-00-04 West 105.30 feet), (2) North 23-32-55 West 10.82 feet, (3) following a circular curve to the right having a radius of 250.00 feet and an arc length of 436.71 feet (chord bearing North 26-29-40 East 383.26 feet), and (4) North 76-32-16 East 80.66 feet to a point in the existing terminus of Old Well House Lane as shown on Map Book 25 Page 883; thence South 13-27-31 East 24.58 feet to a point on the southerly margin of said Old Well House Lane; thence along said margin North 76-32-16 East 27.37 feet to an existing iron pipe at the northwesterly corner of Lot 55 Challis Farm Phase III (Map Book 27 Page 407); thence with the westerly boundary said Lot 55 South 4-02-13 West 102.86 feet to an existing iron pipe at the common corner of Lots 55 and 56 (see Map Book 26 Page 772); thence along the boundaries of Lots 56, 57, 58, 61, 62 and 63 as shown on said Map Book 26 Page 772 the following six calls: (1) South 14-23-45 West 71.46 feet to a new iron pipe, (2) South 18-18-49 East 126.59 feet to a new iron pipe, (3) South 41-48-53 East 136.68 feet to an existing iron pipe, (4) North 85-04-07 East 179.75 feet to an existing iron pipe, (5) South 9-50-09 East 217.68 feet to an existing iron pipe and (6) South 47-22-27 East 172.02 feet to an existing iron pin at the northwesterly corner of said Challis Farm Homeowners Association, Inc. property; thence with the westerly boundary of said Challis Farm Homeowners Association, Inc. South 17-25-40 East 99.96 feet to the POINT AND PLACE OF BEGINNING.

September 15, 1997
Ordinance Book 48, Page 207B
Petition #: 97-61

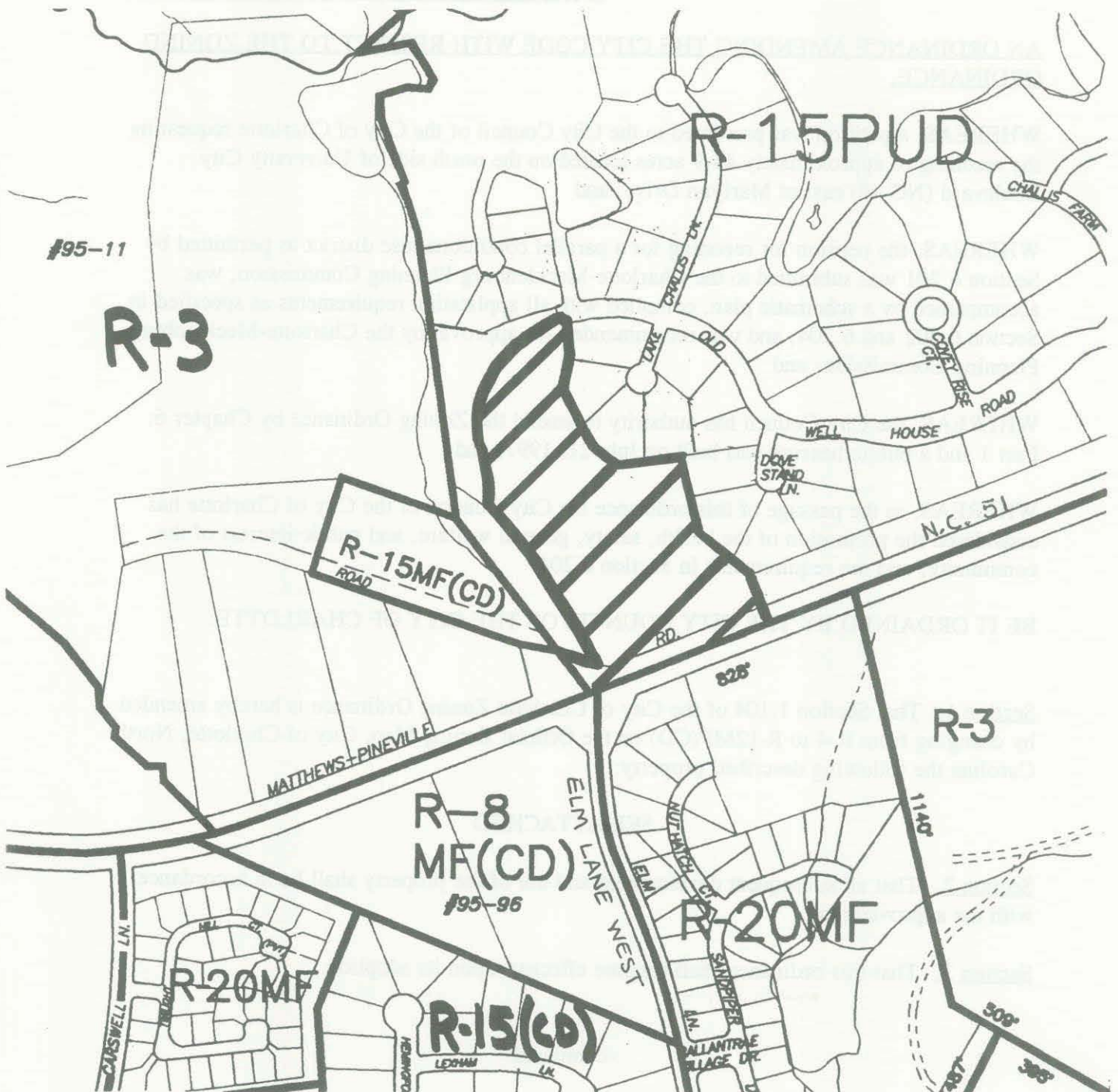
Petitioner: Evans Construction

Hearing Date: July 21, 1997

Zoning Classification (Existing): R-15 PUD

Zoning Classification (Requested): R-8(CD)

Location: Approximately 8.3 acres located on the north side of NC Highway 51, east of Elm Lane West.



September 15, 1997
Ordinance Book 48, Page 208

CITY CD

Petition No. 97-62
Educational Facilities Group Inc.

ORDINANCE NO. 898-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 44.9 acres located on the north side of University City Boulevard (NC 49) east of Marlynn 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 21, 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 R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

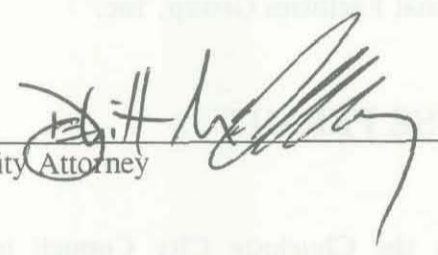
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

September 15, 1997
Ordinance Book 48, Page 209


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 15th day of September, 1997, the reference having been made in Minute Book
111, and recorded in full in Ordinance Book 48, Page(s) 208-210B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the
7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 210

Petition No. 97-62
Educational Facilities Group, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Educational Facilities Group, Inc. and successors-in-interest of the property described as tax parcel 051-011-18 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 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.

September 15, 1997
Ordinance Book 48, Page 210A

97-62

Property Description

Beginning at a point in the approximate center of NC Highway 49, said point being located in the common property line between the property conveyed to A.F. Quay, Jr. as same is shown in deed described in Book 1393 at Page 162 of the Mecklenburg County Public Registry and the property conveyed to Callie A. Bentley, Jr. et ux as same is shown in deed described in Book 939 at Page 67 of the Mecklenburg County Public Registry, said point being further located in the southeastern corner of the Bentley property as same is shown in the aforesaid deed; thence with the approximate center of Highway 49 S 69°20' W, 350.0 feet to a point in the approximate center of Highway 49; thence N 18°54'00" W, 545.53 feet to an old iron located in the common corner of the property conveyed to Tryon House Partnership as same is shown in deed described in Book 4362 to Page 901 of the Mecklenburg County Public Registry and the property conveyed to Callie A. Bentley, Jr. as same is shown in Book 3170 at Page 339 of the Mecklenburg County Public Registry; thence with the Callie A. Bentley, Jr. property as shown in aforesaid deed, the following fourteen (14) calls and distances: (1) S 69°02'38" W, 281.03 feet to an old iron; (2) N 12°27'20" W, 1,401.58 feet to an iron; (3) S 76°39'39" E, 134.0 feet to an old iron; (4) N 48°53'48" E, 53.24 feet to an old iron; (5) N 19°51'30" W, 216.29 feet to an old iron; (6) N 43°51'49" W, 143.74 feet to an old iron; (7) S 79°40'58" W, 64.65 feet to an iron; (8) N 12°27'20" W, 508.82 feet to an old iron; (9) N 70°57'03" E, 493.0 feet to an old iron; (10) S 29°11'53" E, 943.91 feet to an old iron; (11) S 29°43'53" E, 424.05 feet to an old iron at dogwood; (12) S 45°57'07" E, 244.91 feet to an iron in pine stump; (13) S 20°14'46" E, 596.06 feet to an old iron; and (14) S 69°20' W, 488.50 feet to an iron located in the common corner of the property conveyed to A.F. Quay, Jr. as same is shown in deed described in Book 1393 at Page 162 of the Mecklenburg County Public Registry and the property conveyed to Callie A. Bentley, Jr. et ux as same is shown in deed described in Book 939 at Page 67 of the Mecklenburg County Public Registry; thence with the Bentley line S 19°14'23" E, 554.42 feet to a point, the point and place of beginning, being 44.87 acres all as shown on surveys prepared by R.B. Pharr and Associates, N.C.R.L.S., dated December 19, 1986.

September 15, 1997
Ordinance Book 48, Page 210B

Petition #: 97-62

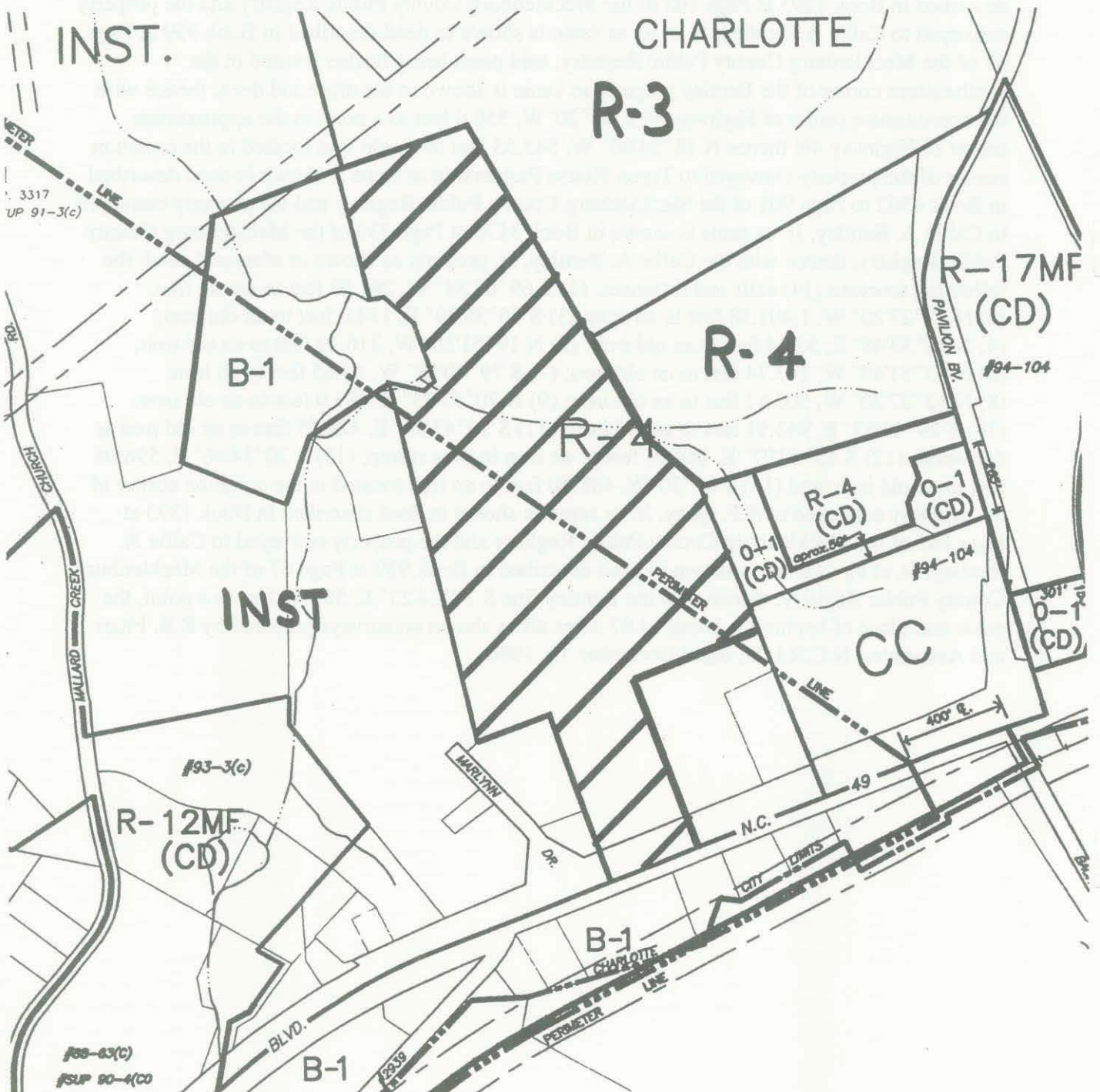
Petitioner: Educational Facilities Group, Inc.

Hearing Date: July 21, 1997

Zoning Classification (Existing): R-4

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 44.87 acres located on the north side of University City Boulevard (NC 49), east of Marylynn Drive.



September 15, 1997
Ordinance Book 48, Page 211

ORDINANCE NO. 899-Z
CITY ZONE CHANGE

Petition No. 97-65A
Charlotte City Council

APPROVED BY CITY COUNCIL

DATE September 15, 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 671 acres located in the Beverly Crest neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



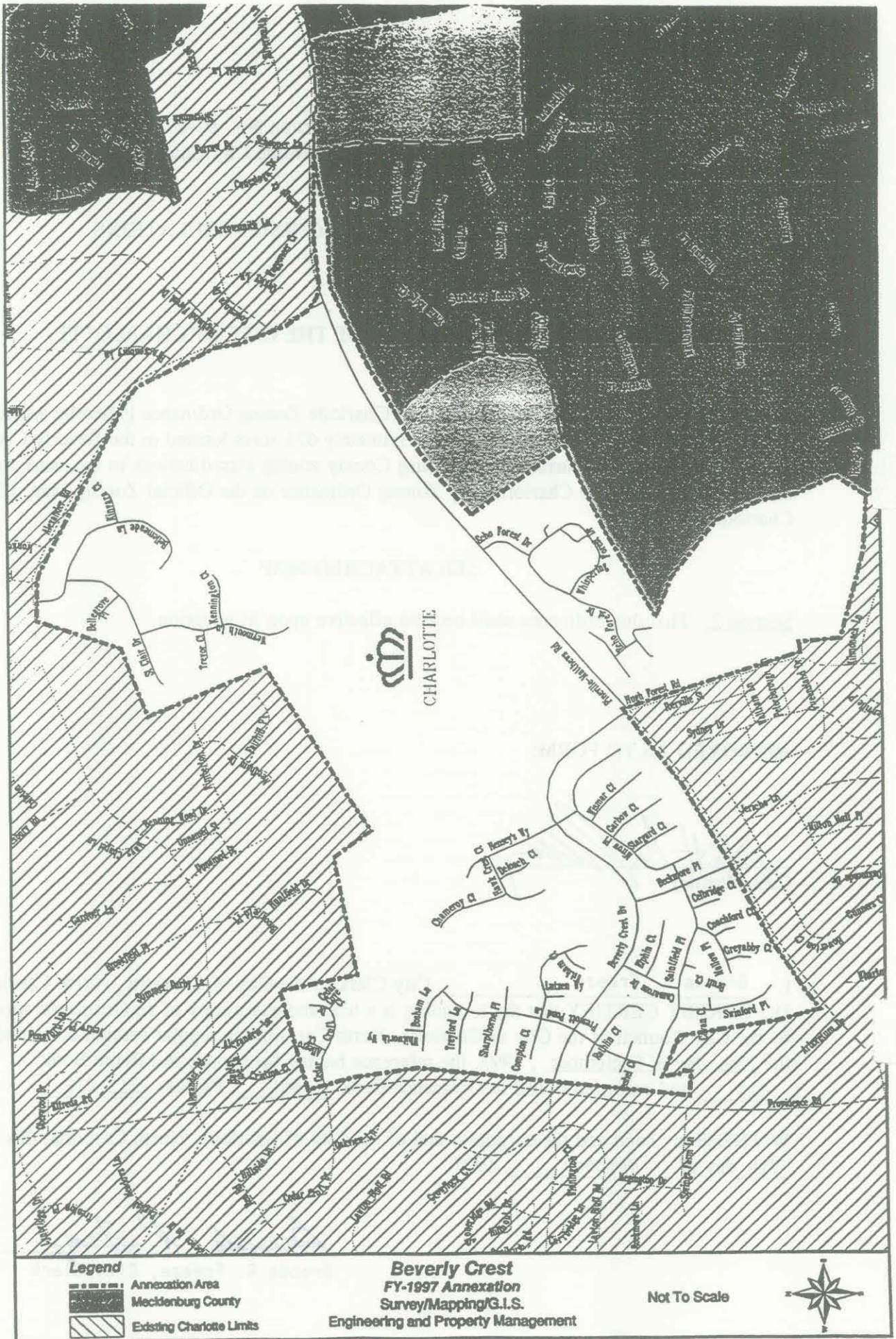
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 211-212.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk



September 15, 1997
Ordinance Book 48, Page 213

ORDINANCE NO. 900-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-65B
Charlotte City Council

DATE SEPTEMBER 15, 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 2,467 acres located in the Davis Lake neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



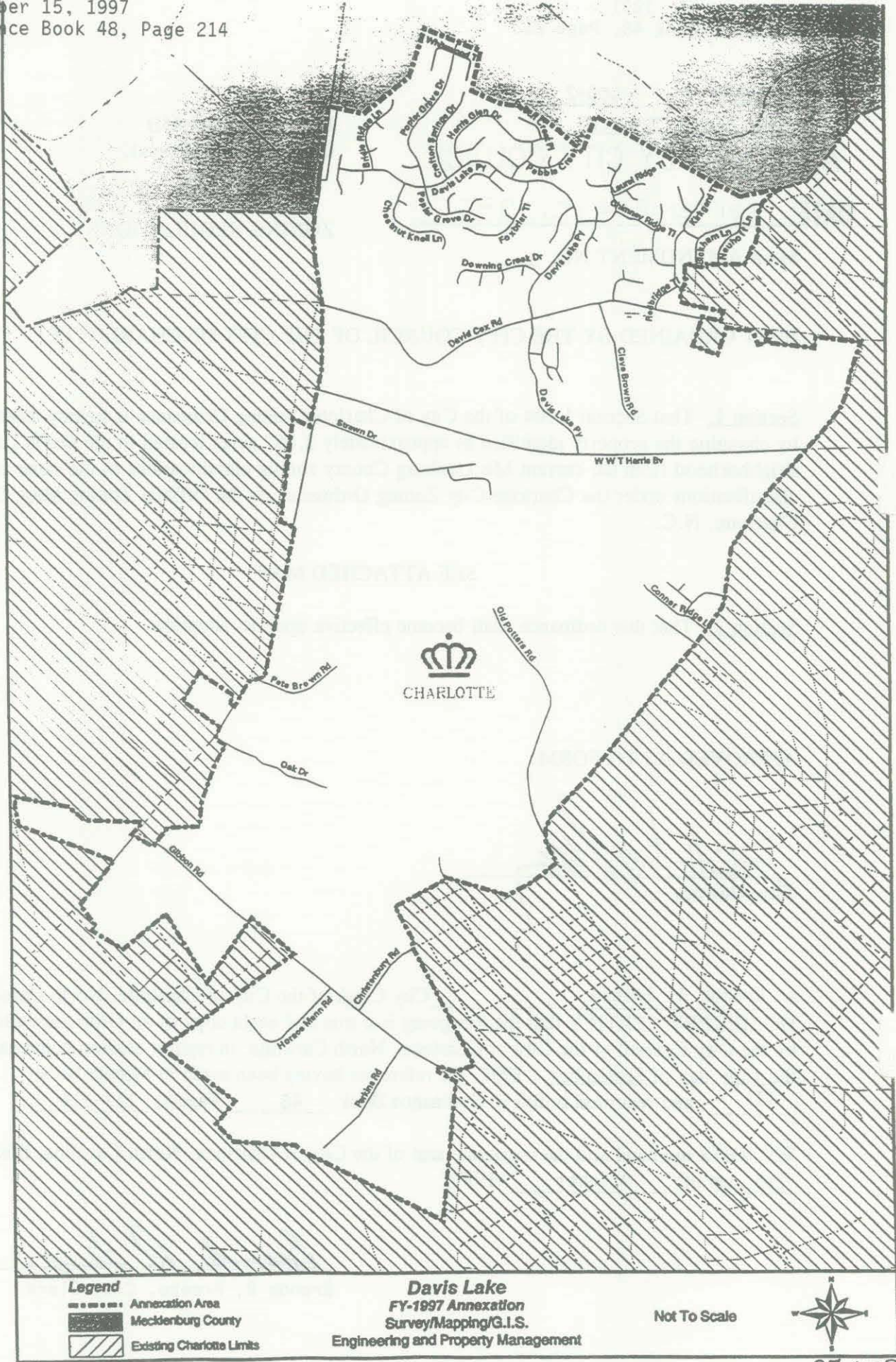
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 213-214.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk



September 15, 1997
Ordinance Book 48, Page 215

ORDINANCE NO. 901-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-65C
Charlotte City Council

DATE SEPTEMBER 15, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

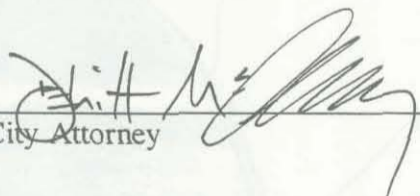
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 2,061 acres located in the Highland Creek neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



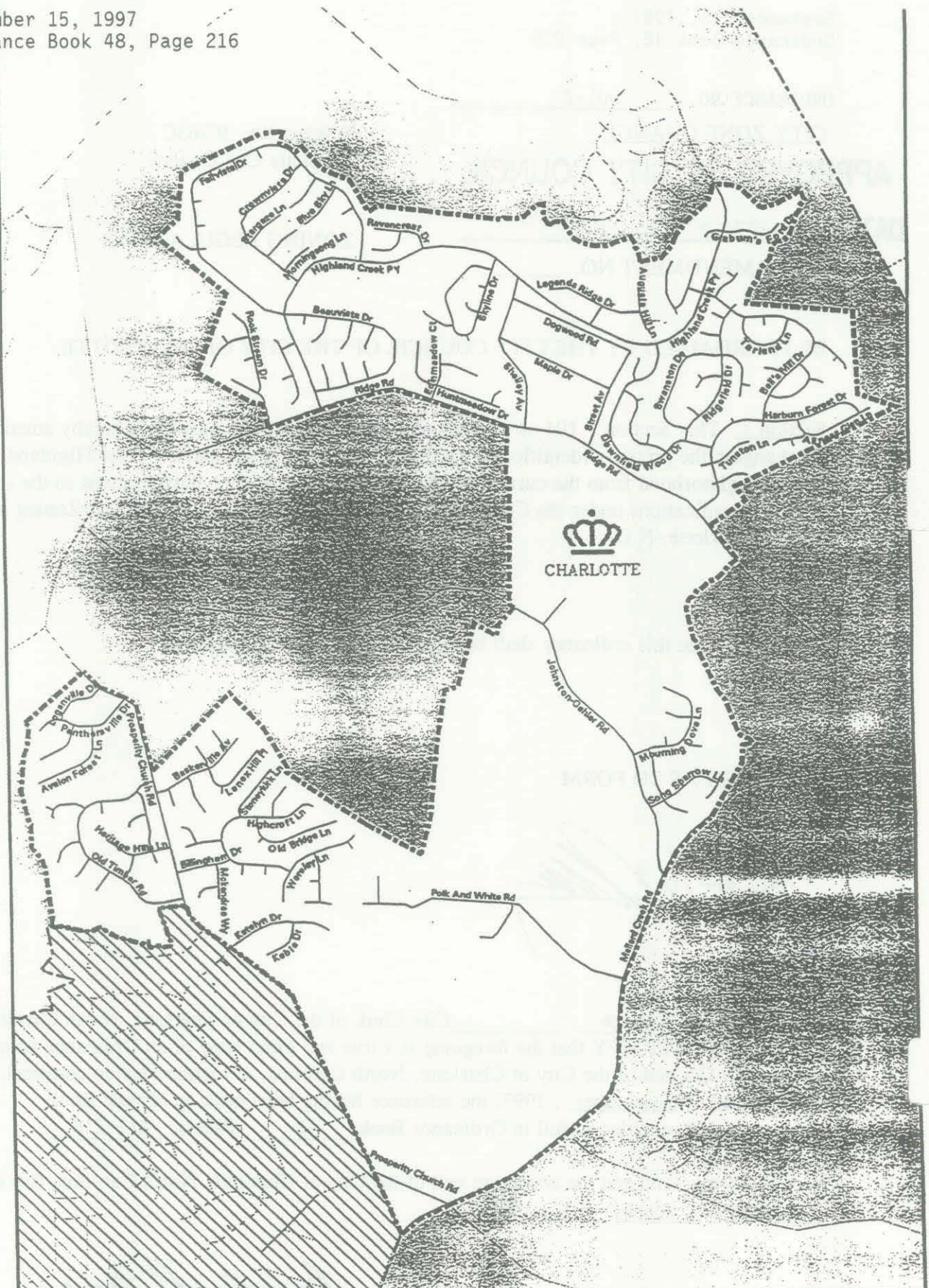
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 215-216.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



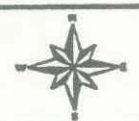
Brenda R. Freeze, City Clerk



- Legend**
-  Annexation Area
 -  Mecklenburg County
 -  Existing Charlotte Limits

Highland Creek
 FY-1997 Annexation
 Survey/Mapping/G.I.S.
 Engineering and Property Management

Not To Scale



September 15, 1997
Ordinance Book 48, Page 217

ORDINANCE NO. 902-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-65D
Charlotte City Council

DATE SEPTEMBER 15, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

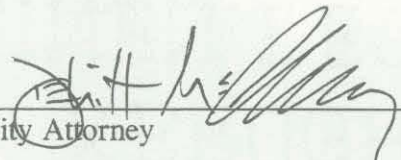
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 1,011 acres located in the Six Mile Creek East neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



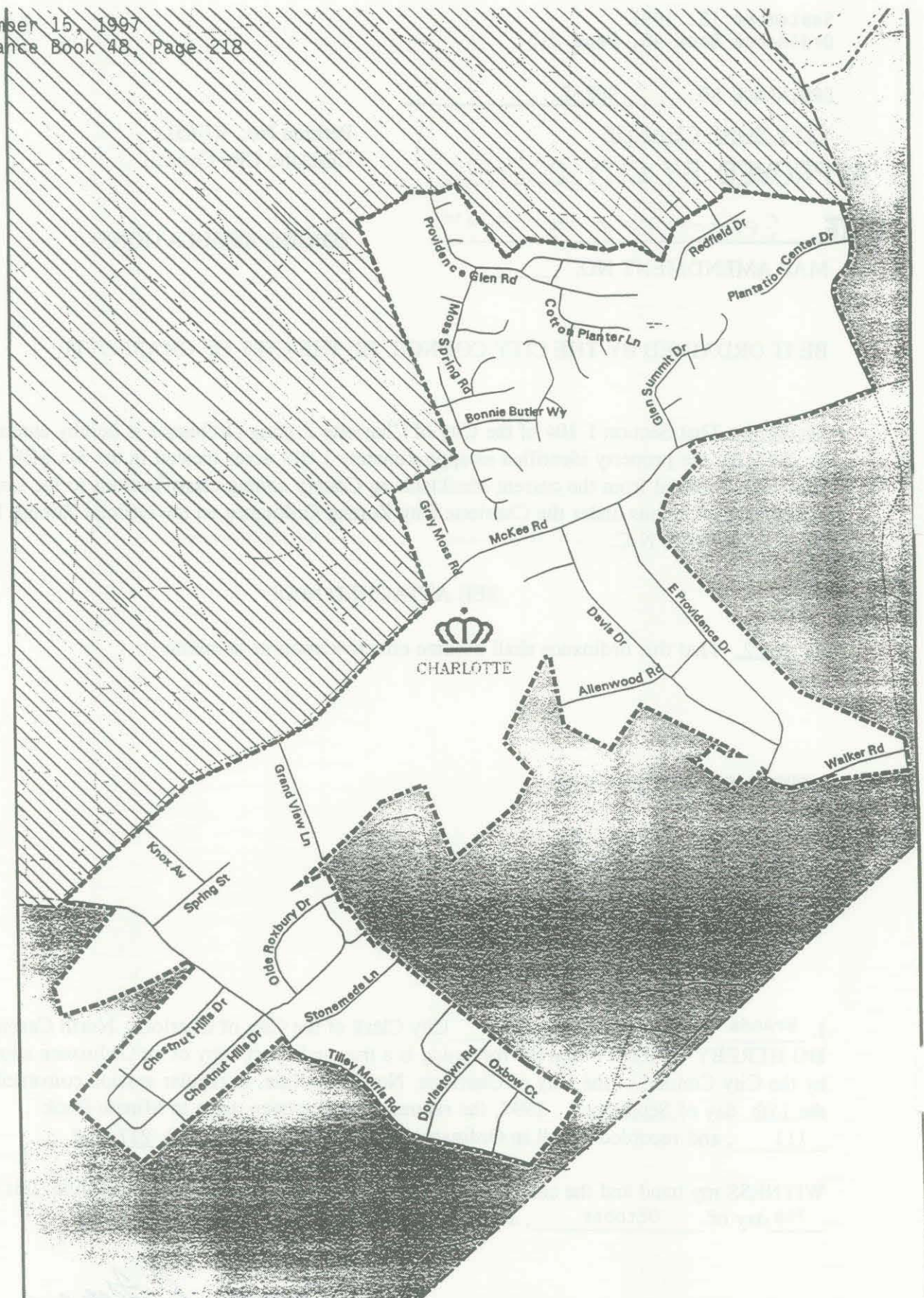
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 217-218.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk



Legend
- - - - - Annexation Area
■ Mecklenburg County
▨ Existing Charlotte Limits

Six Mile Creek East
FY-1997 Annexation
Survey/Mapping/G.I.S.
Engineering and Property Management

Not To Scale



97-65D

September 15, 1997
Ordinance Book 48, Page 219

ORDINANCE NO. 903-Z

CITY ZONE CHANGE

Petition No. 97-65E
Charlotte City Council

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

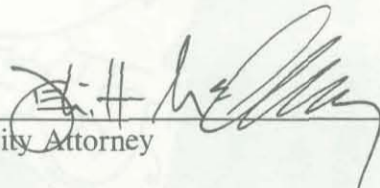
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 2,695 acres located in the Six Mile Creek West neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



City Attorney

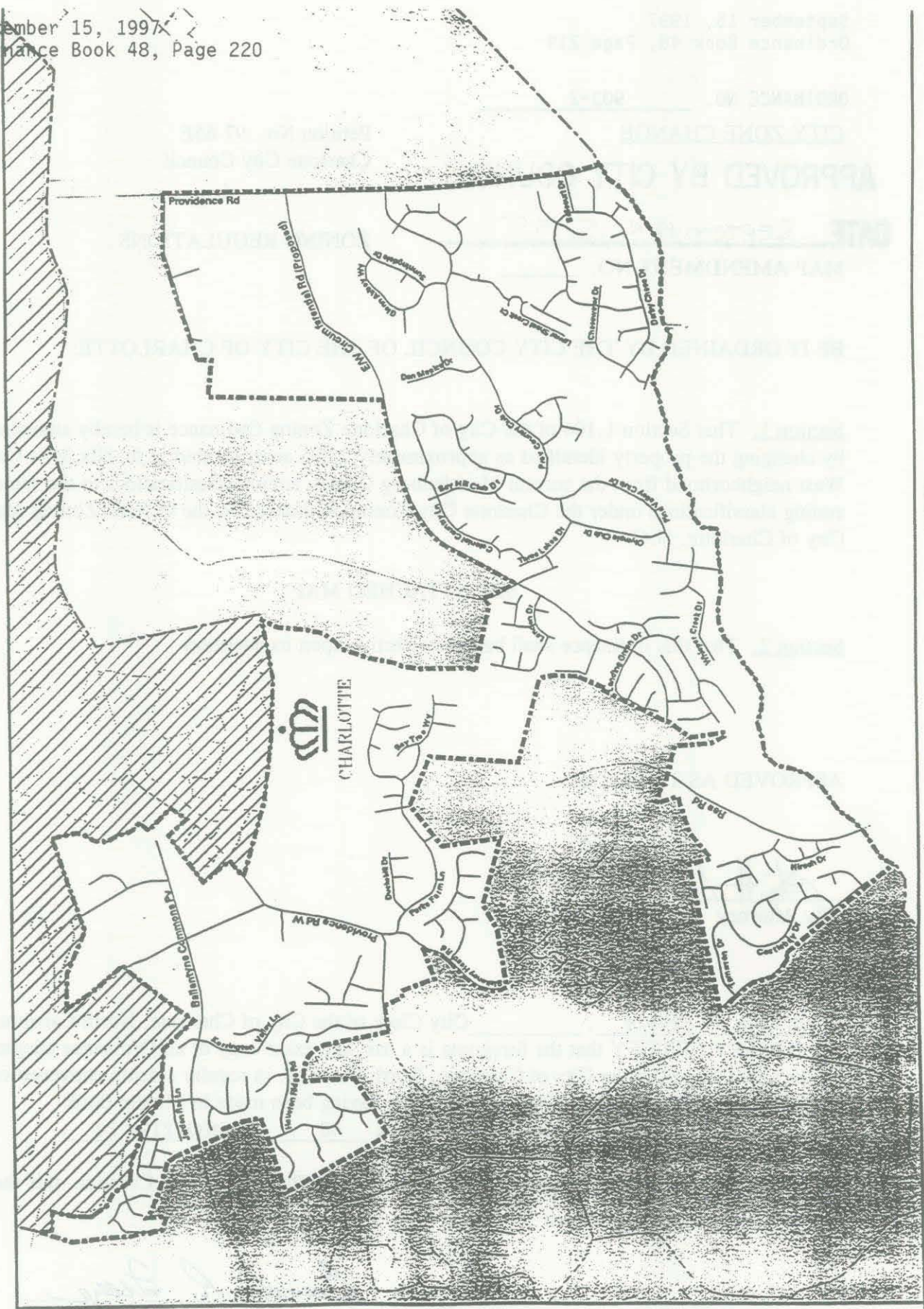
I, Brenda R. Freeze, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 219-220.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 220



- Legend**
- Annexation Area
 - ▨ Mecklenburg County
 - ▨ Existing Charlotte Limits

Six Mile Creek West
FY-1997 Annexation
Survey/Mapping/G.I.S.
Engineering and Property Management

Not To Scale



97-65E

September 15, 1997
Ordinance Book 48, Page 221

ORDINANCE NO. 904-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-65F
Charlotte City Council

DATE SEPTEMBER 15, 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 3,676 acres located in the Steele Creek East neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



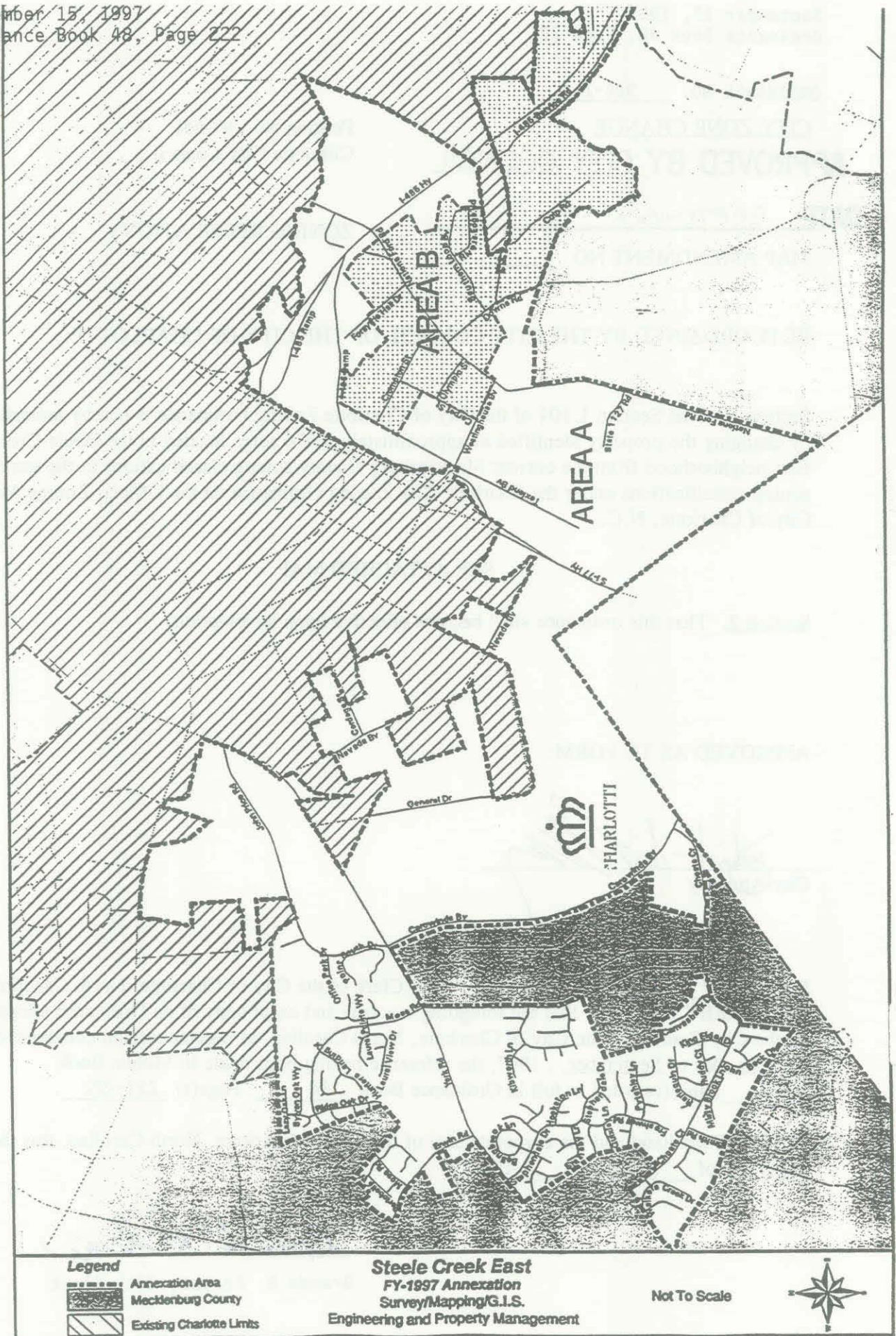
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 221-222.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk



September 15, 1997
Ordinance Book 48, Page 223

ORDINANCE NO. 905-Z
CITY ZONE CHANGE

Petition No. 97-65G
Charlotte City Council

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 1997
MAP AMENDMENT NO. _____

ZONING REGULATIONS

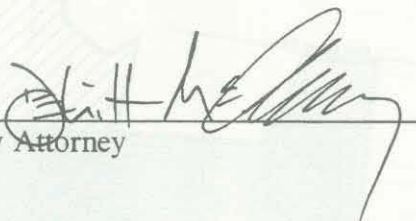
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 1,611 acres located in the Steele Creek West neighborhood from the current Mecklenburg County zoning classifications to the same zoning classifications under the Charlotte City Zoning Ordinance 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:



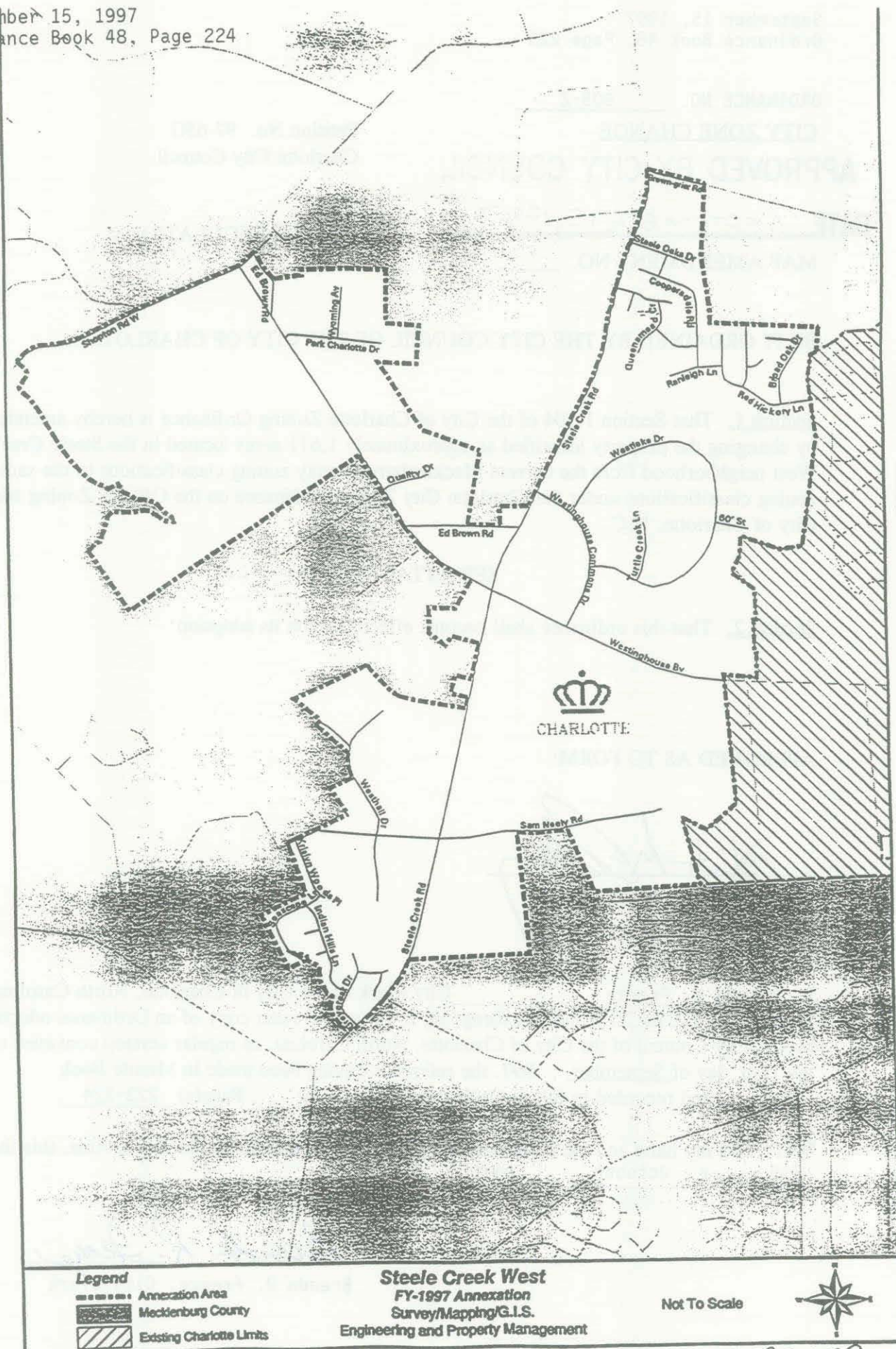
City Attorney

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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 223-224.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk



September 15, 1997
Ordinance Book 48, Page 225

ORDINANCE NO. 906-Z
CITY ZONE CHANGE

Petition No. 97-65H
Charlotte City Council

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 1997
MAP AMENDMENT NO. _____

ZONING REGULATIONS

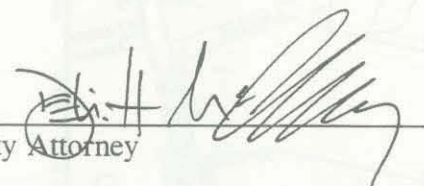
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 51.78 acres located adjacent to Four Mile Creek north of Providence Plantation from the current Mecklenburg County zoning classification to the same zoning classification under the Charlotte City Zoning Ordinance 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:



City Attorney

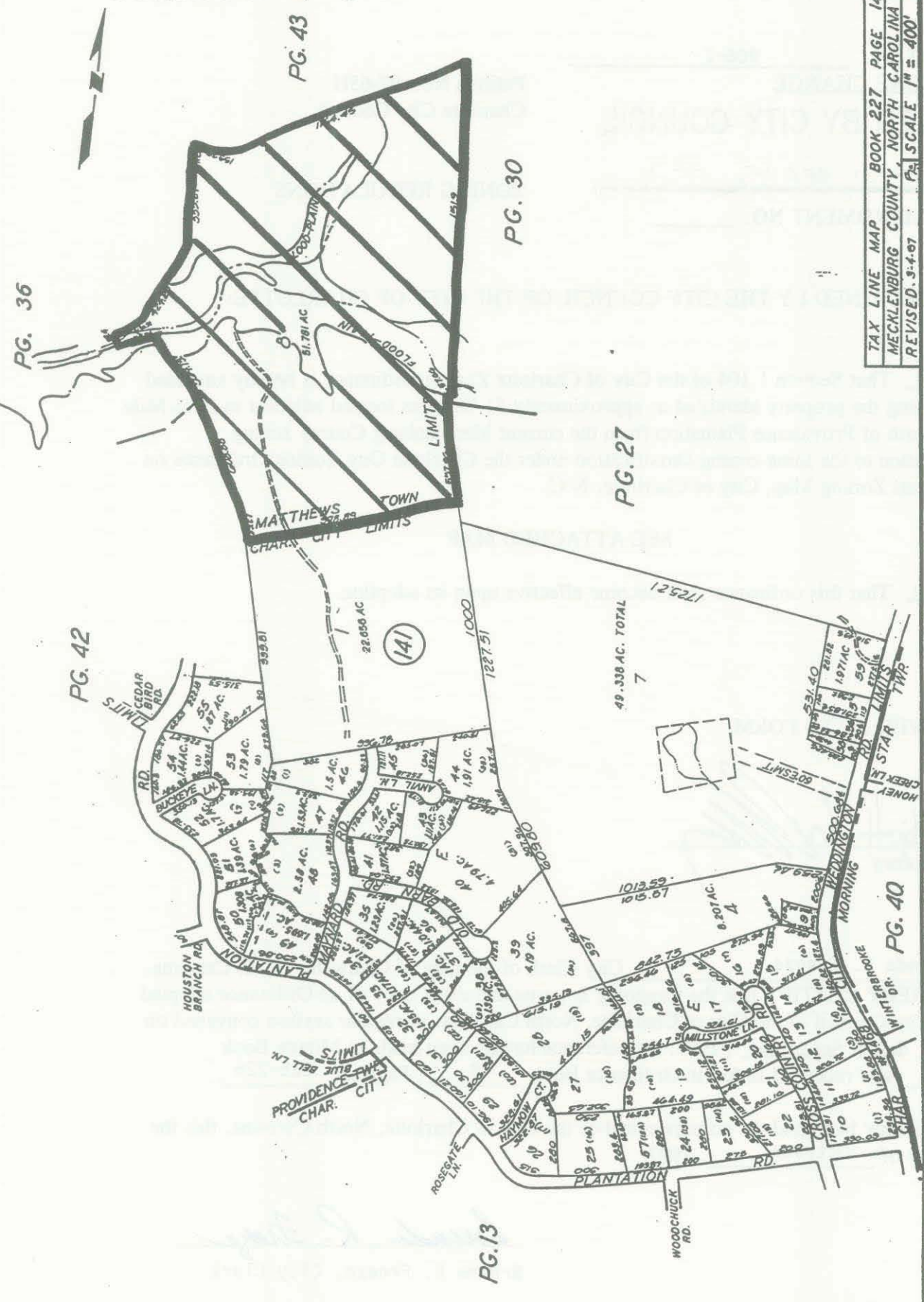
I, Brenda R. Freeze, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 225-226.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
 Ordinance Book 48, Page 226



TAX LINE MAP BOOK 227 PAGE 14
 MECKLENBURG COUNTY, NORTH CAROLINA
 REVISED 3-4-07 SCALE 1" = 400'

97-65H

September 15, 1997
Ordinance Book 48, Page 227

ORDINANCE NO. 907-Z

CITY ZONE CHANGE

Petition No. 97-65I
Charlotte City Council

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

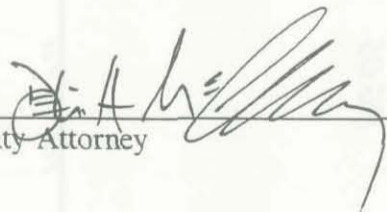
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 11.25 acres located adjacent to Four Mile Creek north of Providence Plantation from the current Mecklenburg County zoning classification to the same zoning classification under the Charlotte City Zoning Ordinance 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:



City Attorney

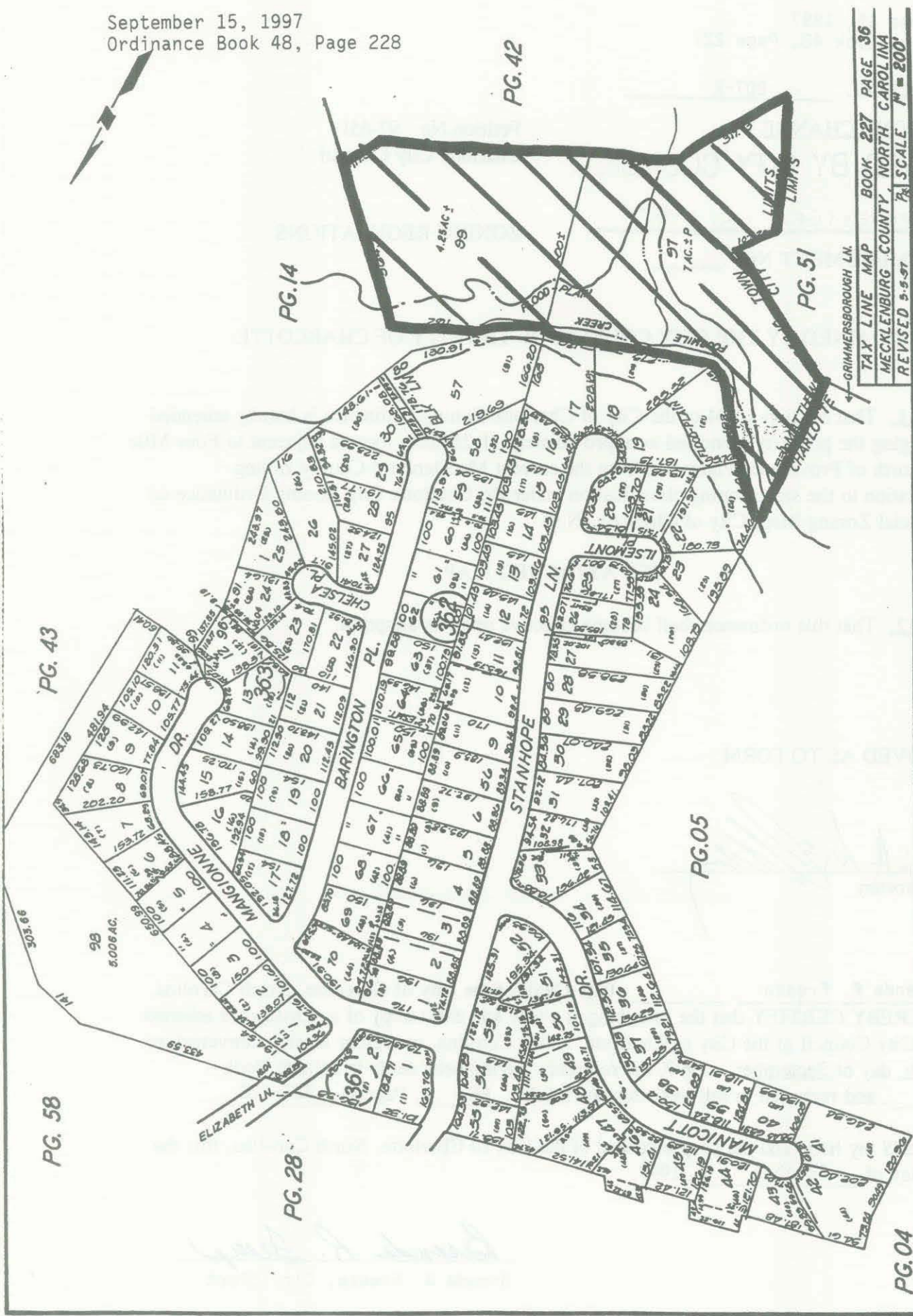
I, Brenda R. Freeze, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 227-228.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 228



GRIMMERSBOROUGH LN.
TAX LINE MAP BOOK 227 PAGE 36
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED 9-9-97 SCALE 1" = 200'

FOR TAX PURPOSES ONLY

97-65I

September 15, 1997
Ordinance Book 48, Page 229

CITY NS DISTRICT
Site Plan Amendment

Petition No. 97-66
David R. Krug

ORDINANCE NO. 908-Z

APPROVED BY CITY COUNCIL

DATE SEPTEMBER 15, 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 NS district site plan amendment for approximately 0.45 acres located on the south side of Caswell Road west of East Seventh Street (tax parcel 127-046-03); 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 21, 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 NS to NS S.P.A. on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

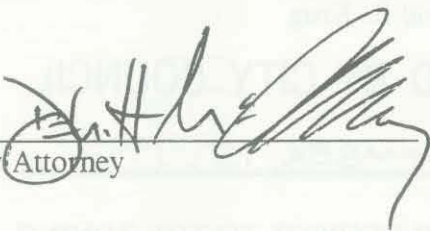
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

September 15, 1997
Ordinance Book 48, Page 230


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 15th day of September, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 229-231.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of October, 1997.



Brenda R. Freeze, City Clerk

September 15, 1997
Ordinance Book 48, Page 231
Petition #: 97-66

Petitioner: David R. Krug

Hearing Date: July 21, 1997

Zoning Classification (Existing): NS

Zoning Classification (Requested): NS Site Plan Amendment

Location: Approximately 0.447 acres located on the south side of Caswell Road, just west of East 7th Street.

