

DATE 15TH MARCH 1999

CITY CD

Petition No.98-122
Brian Speas

ORDINANCE NO. 1213-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 0.88 acres located on the west side Park Road access from Salem Drive and south of McDonald Avenue.

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 February 15, 1999; 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 INST(CD) to R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

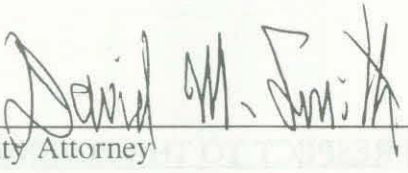
SEE ATTACHED

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

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

-continued-

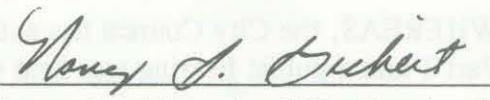
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 275-277B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of March, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

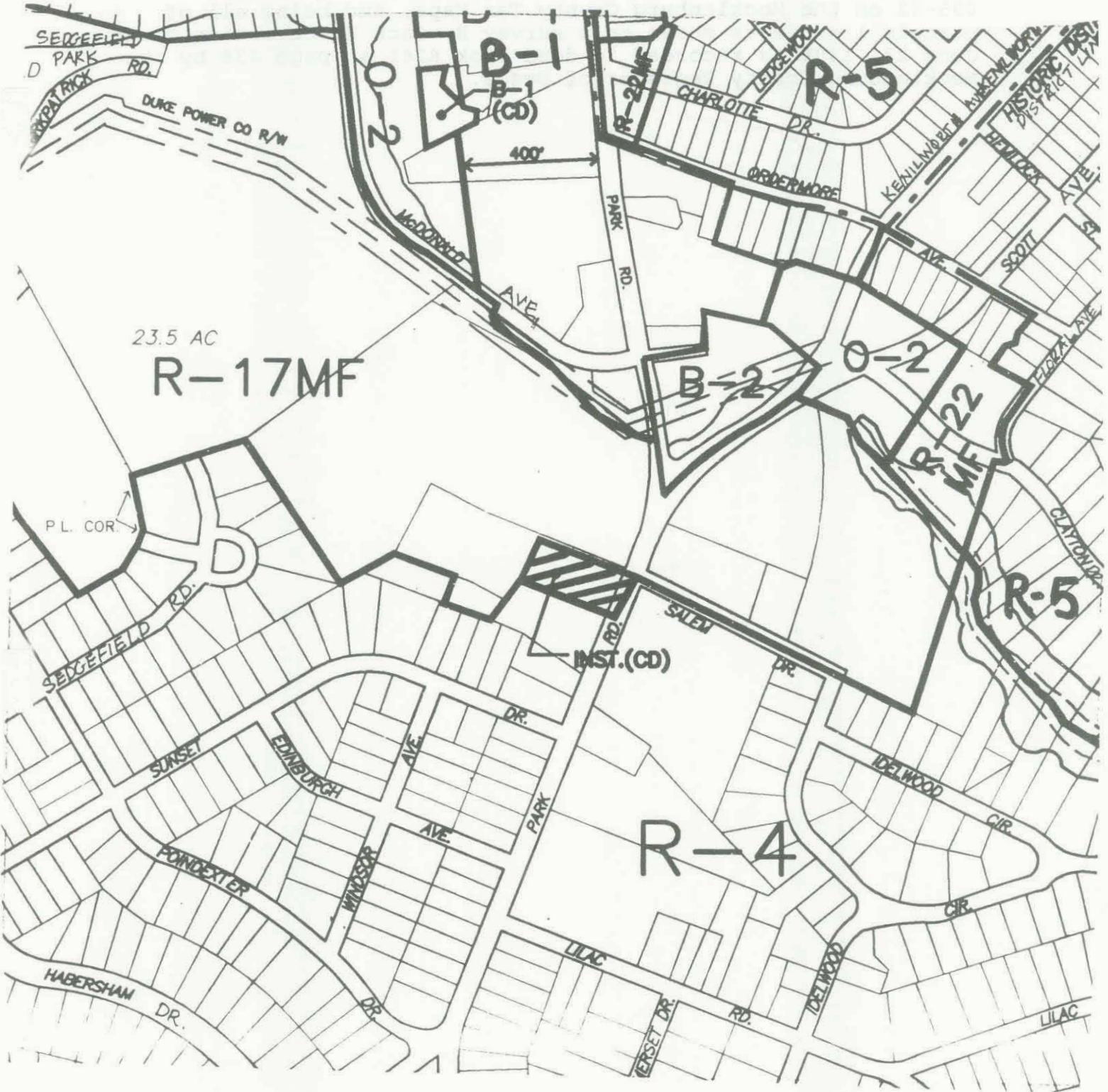
Petitioner: Brian Speas

Hearing Date: December 21, 1998

Classification (Existing): INST(CD) *R-17MF(CP)*

Zoning Classification (Requested): *R-22MF(CD)*

Location: Approximately .88 acres located on the west side of Park Road across from Salem Drive and south of McDonald Avenue.



Zoning Map #(s): 111

Scale: 1" = 400'

PROPERTY DESCRIPTION

Brian Speas Park Rd. Property

Being all of that property identified as tax parcel no. 147-095-32 on the Mecklenburg County Tax Maps, and being all of parcels 1 and 2 as shown on a survey By Jack R. Christian dated June 23, 1998 as recorded in deed book 8241 at page 438 by the Mecklenburg County Register of Deeds.



Petition No. 98-122
Brian Speas

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Brian Speas and successors-in-interest of the property described as tax parcel 147-095-32 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

APPROVED BY CITY COUNCIL
DATE 15TH MARCH 1999

CITY ZONE CHANGE

Petition No. 99-14
John R. west

ORDINANCE NO. 1214-Z

ZONING REGULATIONS

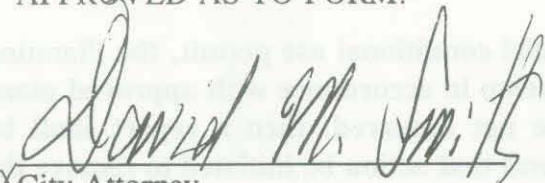
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 3.6 acres located on the south side of Freedom Drive east of Elmwood Circle (tax parcel 059-161-02) 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:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 278-279.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 99-14

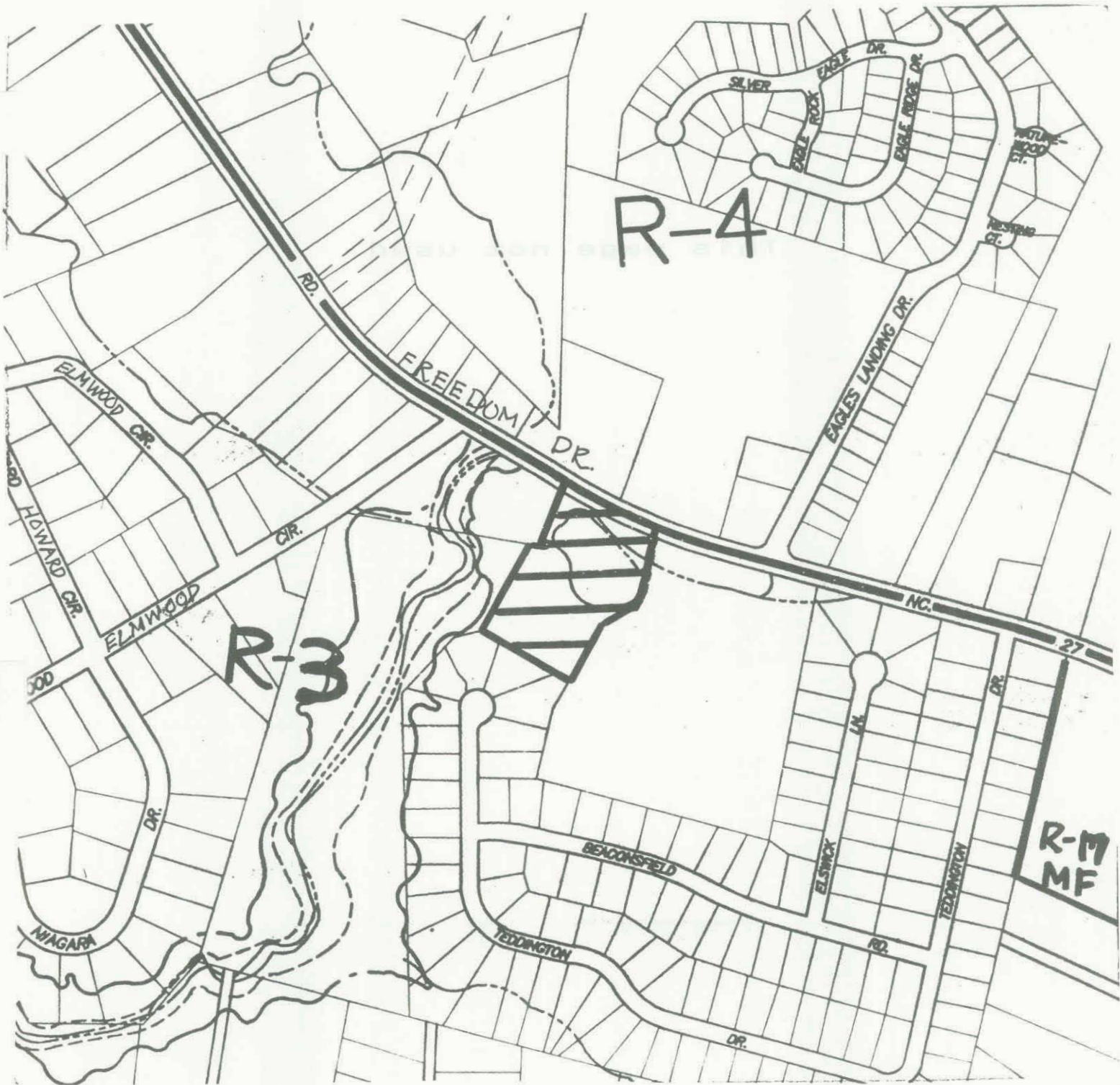
Petitioner: John R. West

Hearing Date: February 15, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-4

Location: Approximately 3.6 acres located on the south side of Freedom Drive east of Elmwood Circle.



Zoning Map #(s): 81

Scale: 1" = 400'

Ordinance Book 49, Page 280
Section 91.09-14
Revised John H. West
Revised Date February 15, 1999
Classification District 20
 zoning Classification Ordinance 91.09-14
Location Approximately 1/2 mile south on the east side of Fanning Drive and
of Fanning Drive

This page not used



Scale 1" = 400'

zoning map 91.09-14

APPROVED BY CITY COUNCIL

DATE 15TH MARCH 1999

CITY ZONE CHANGE

Petition No. 99-15
Ms. NGA Troung

ORDINANCE NO. 1215-Z

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 .19 acres located on the north side of Rozelle's Ferry Road east of Hoskins Road (tax parcel 039-016-06) from R-22MF to B-1 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, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 281-283.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

APPROVED BY CITY COUNCIL
15TH MARCH 1999

WRITTEN BOUNDARY DESCRIPTION FOR 039-016-06

Beginning at the Westerly property boundary on Rozzelles Ferry Road and thence N 55°-25'-46" E for a distance of 170 feet to the Northwest property boundary and thence S 34°-15'-33" E for a distance of 50 feet to the Northeast property boundary and thence S 55°-25'-46" W for a distance of 170 feet to the Southeast property boundary being the Easterly property boundary on Rozzelles Ferry Road and thence N 34°-15'-33" W for a distance of 50 feet to the beginning point.

SEE ATTACHED MAP

Ordinance 1. The City Council hereby approves the attached map.

APPROVED AS TO FORM

[Signature]
City Clerk

I, Nancy Z. Gilbert, Deputy 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 March, 1999, the reference having been made in Ordinance Book 49, and recorded as such in Ordinance Book 49, pages 284-289.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of March, 1999.

[Signature]
Nancy Z. Gilbert, Deputy City Clerk

DATE 15TH MARCH 1999

CITY ZONE CHANGE

Petition No. 99-16
Triven Properties, LLC

ORDINANCE NO. 1216-Z

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 16.7 acres located on Hewitt Drive west of Sugar Creek Road (tax parcel 045-122-02 and 03) from R-3 to R-5 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, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 284-286
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 99-16

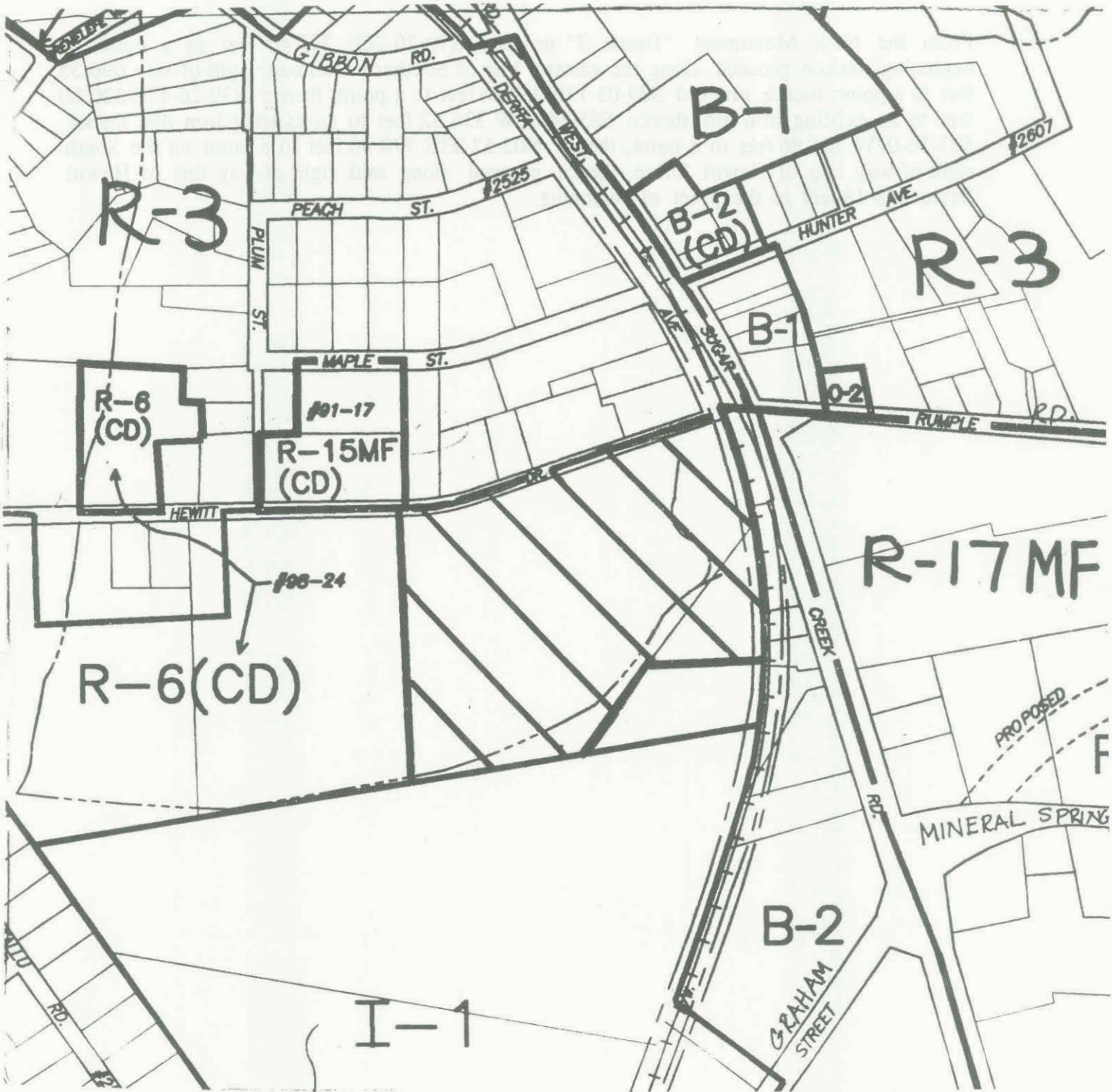
Petitioner: Triven Properties, LLC

Hearing Date: February 15, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-5

Location: Approximately 16.7 acres located on the southwest corner of Hewitt Drive and West Sugar Creek Road.



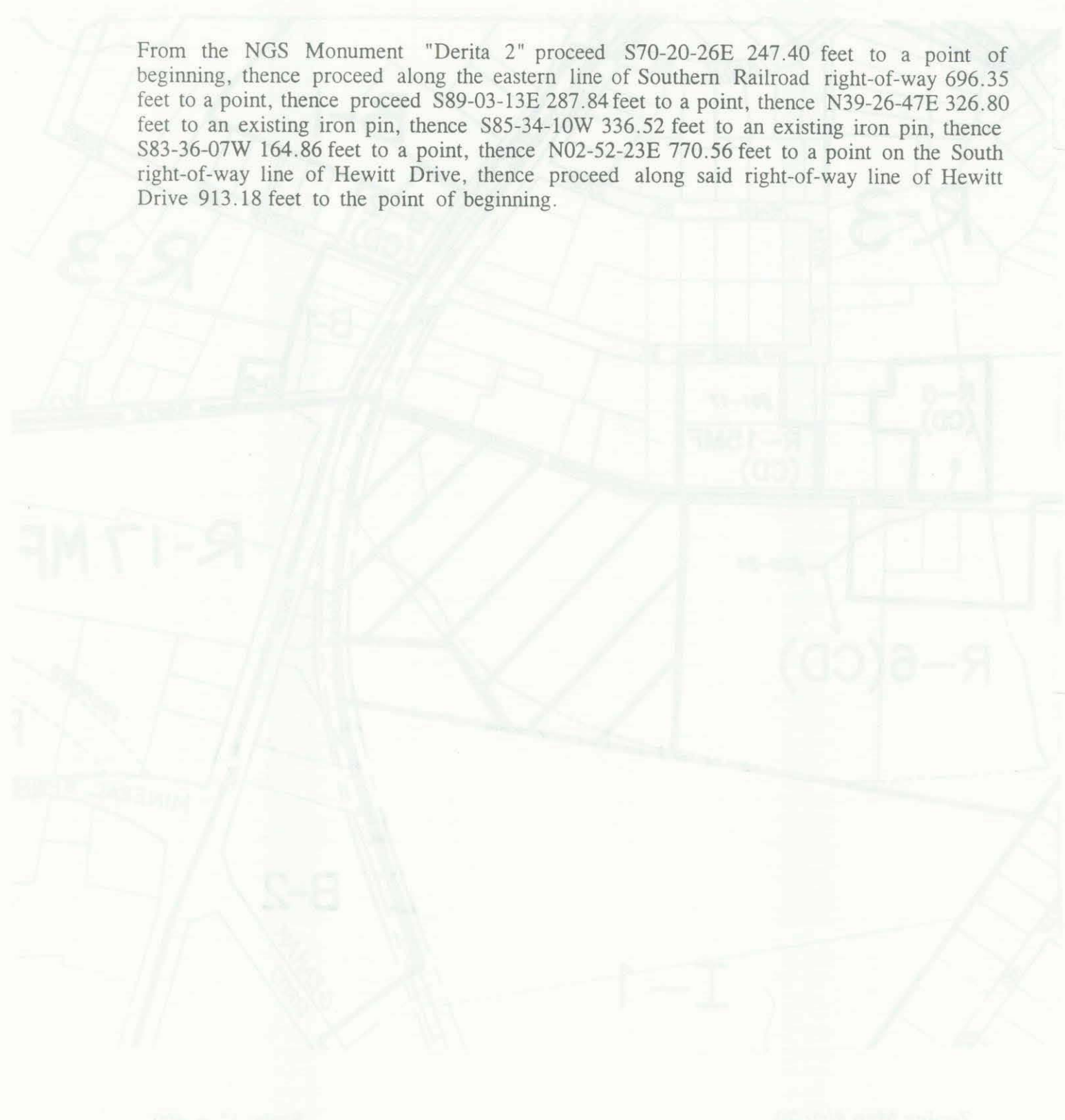
Zoning Map #(s): 70

Scale: 1" = 400'

METES AND BOUNDS DESCRIPTION

for tax parcels 045-122-02 and 045-122-03

From the NGS Monument "Derita 2" proceed S70-20-26E 247.40 feet to a point of beginning, thence proceed along the eastern line of Southern Railroad right-of-way 696.35 feet to a point, thence proceed S89-03-13E 287.84 feet to a point, thence N39-26-47E 326.80 feet to an existing iron pin, thence S85-34-10W 336.52 feet to an existing iron pin, thence S83-36-07W 164.86 feet to a point, thence N02-52-23E 770.56 feet to a point on the South right-of-way line of Hewitt Drive, thence proceed along said right-of-way line of Hewitt Drive 913.18 feet to the point of beginning.



APPROVED BY CITY COUNCIL

DATE 15TH MARCH 1999

CITY CD

Petition No.99-17
Lincoln Property Company

ORDINANCE NO. 1217-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.2 acres located on the northeast corner of College Street and East Carson Boulevard.

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 February 15, 1999; 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 I-2 and UMUD(CD) to UMUD(CD) and UMUD(CD)S.P.A. on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

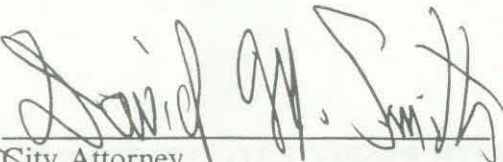
SEE ATTACHED

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-

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 287-289A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

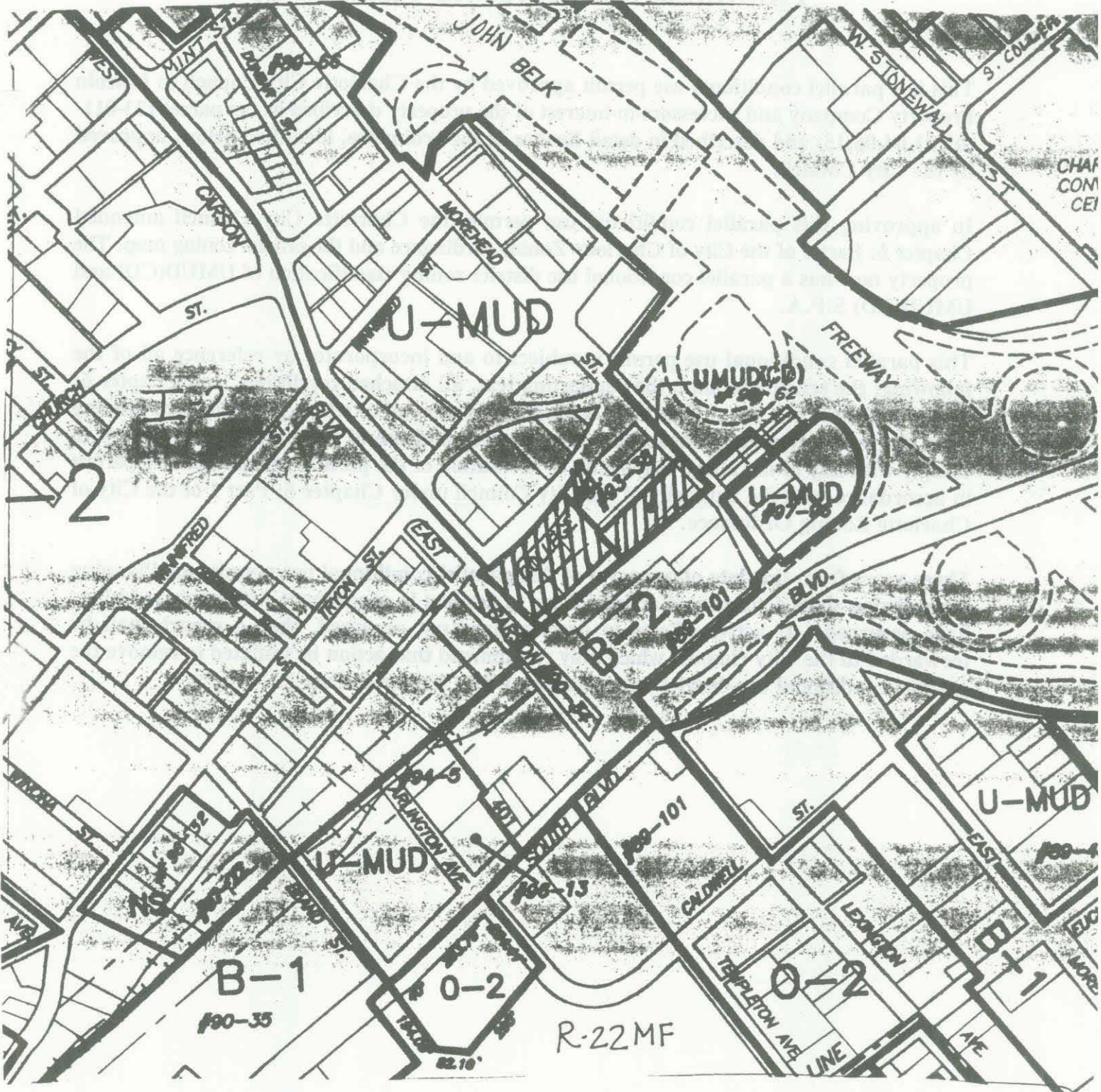
Petitioner: Lincoln Property Company

Hearing Date: February 15, 1999

Classification (Existing): I-2 and UMUD(CD)

Zoning Classification (Requested): UMUD(CD) and UMUD(CD) S.P.A.

Location: Approximately 1.2 acres located on the northeast corner of College Street and East Carson Boulevard.



Zoning Map #(s): 102

Scale: 1" = 400'

Petition No. 99-17
Lincoln Property Company

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Lincoln Property Company and successors-in-interest of the property described as tax parcel 123-011-(02,03,04,06,15) 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 UMUD(CD) and UMUD(CD) S.P.A.

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.

15TH MARCH 1999

CITY CD

Petition No.99-18
LandCraft Properties, Inc

ORDINANCE NO. 1218-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 74.2 acres located on the west side of Old Concord Road south of East W.T. Harris Boulevard and north of West Rocky River Road.

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 February 15, 1999; 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 MX-1 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

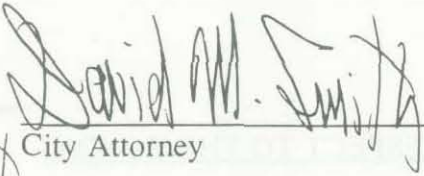
SEE ATTACHED

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-

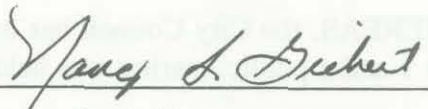
APPROVED AS TO FORM:

APC


City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 290-292B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

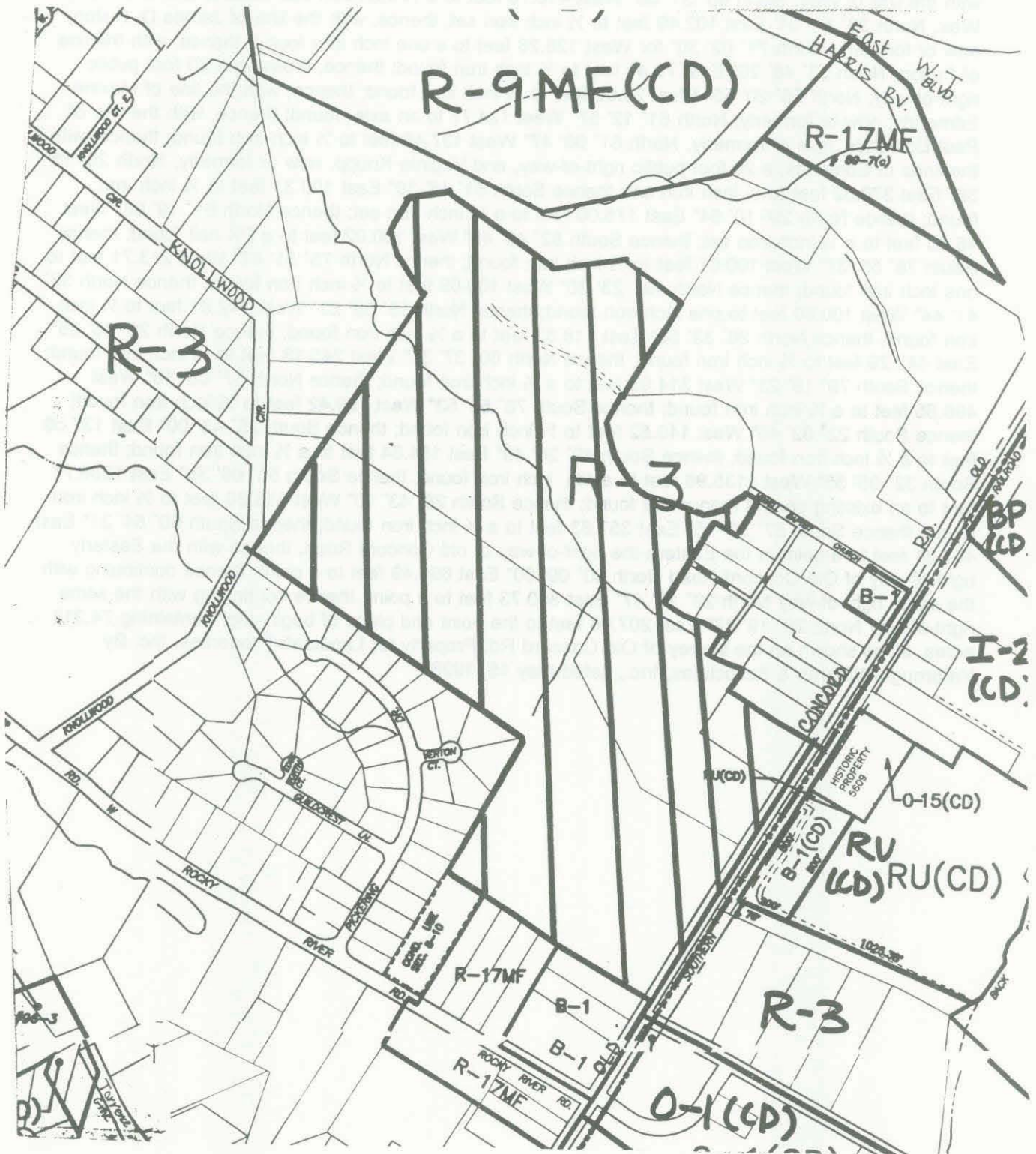
Petitioner: LandCraft Properties, Inc.

Hearing Date: February 15, 1999

Classification (Existing): R-3

Zoning Classification (Requested): MX-2

Location: Approximately 74.2 acres located on the west side of Old Concord Road south of East W. T. Harris Boulevard and north of W. Rocky River Road.



Zoning Map #(s): 72

Scale: No Scale

99-18

BOUNDARY DESCRIPTION FOR 74.213 ACRES, OLD CONCORD ROAD

Beginning at a point on the easterly right-of-way of Old Concord Road, which point is the northeastern corner of the property of Joseph W. Grier et al, as shown in book 5689, page 126 of the Mecklenburg County Public Registry, and which point is also the southwestern corner of the property of Gary Weir, now or formerly, as shown in book 8886, page 345, Mecklenburg County Public Registry, and thence, with the line of Weir, North 60° 31' 58" West 418.78 feet to a ½ inch iron set; thence, with the line of Weir, North 30° 50' 01" East 102.49 feet to ½ inch iron set; thence, with the line of James D. Fulton, now or formerly, North 71° 02' 30" for West 126.26 feet to a one inch iron found; thence, with the line of Fulton, North 33° 48' 26" East 79.41 feet to ½ inch iron found; thence, crossing a 20 foot public right-of-way, North 56° 20' 55" West 20.08 feet to ½ inch iron found; thence, with the line of Maxine Edmonds, now or formerly, North 61° 12' 57" West 124.77 to an axle found; thence, with the line of Paul Edmonds, now or formerly, North 61° 06' 47" West 137.46 feet to ½ inch iron found; thence, with the lines of Edmonds, a 20 foot public right-of-way, and Virginia Knupp, now or formerly, North 29° 15' 36" East 370.32 feet to ½ inch iron set; thence South 61° 18' 30" East 100.31 feet to ½ inch iron found; thence North 29° 10' 54" East 175.00 feet to a ½ inch iron set; thence North 61° 19' 06" West 46.80 feet to a ½ inch iron set; thence South 52° 40' 45" West 100.02 feet to a PK nail found; thence South 78° 55' 37" West 100.01 feet to ½ inch iron found; thence North 75° 51' 47" West 213.71 feet to one inch iron found; thence North 49° 23' 30" West 100.09 feet to ½ inch iron found; thence North 36° 41' 44" West 100.00 feet to one inch iron found; thence North 15° 59' 23" West 142.81 feet to ½ inch iron found; thence North 26° 33' 53" East 118.63 feet to a ½ inch iron found; thence North 29° 16' 25" East 442.29 feet to ½ inch iron found; thence North 60° 37' 35" West 245.18 feet to ½ inch iron found; thence South 79° 18' 23" West 314.93 feet to a ½ inch iron found; thence North 57° 05' 13" West 496.65 feet to a ½ inch iron found; thence South 78° 54' 53" West 190.42 feet to ½ inch iron found; thence South 22° 02' 40" West 140.52 feet to ½ inch iron found; thence South 26° 43' 00" East 137.58 feet to a ½ inch iron found; thence South 49° 26' 49" East 164.84 feet to a ½ inch iron found; thence South 32° 05' 55" West 1135.96 feet to a 1½ inch iron found; thence South 56° 06' 38" East 1286.77 feet to an existing control monument found; thence South 28° 43' 10" West 618.30 feet to ½ inch iron found; thence South 57° 53' 15" East 357.83 feet to a ½ inch iron found; thence South 60° 54' 31" East 437.81 feet to a point in the Eastern the right-of-way of old Concord Road, thence with the Easterly right-of-way of Old Concord Road North 30° 09' 00" East 698.49 feet to a point; thence continuing with the same right-of-way North 29° 19' 47" East 300.73 feet to a point; thence continuing with the same right-of-way North 29° 19' 47" East 207.06 feet to the point and place of beginning, containing 74.213 acres, all as shown on the survey of Old Concord Rd. Property for Landcraft Properties, Inc. By Yarbrough-Williams & Associates, Inc., dated May 15, 1998.

Petition No. 99-18
LandCraft Properties, Inc

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to LandCraft Properties, Inc and successors-in-interest of the property described as tax parcel 049-211-20, 049-271-16 and 049-271-01 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 MX-1.

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.

15TH MARCH 1999

CITY CD

Petition No. 99-20
Pace/Dowd Properties, Ltd

ORDINANCE NO. 1219-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 10.4 acres located on the east side of Providence Road West south of Elm Lane and north of Blakeney Heath Road.

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 February 15, 1999; 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-12MF(CD) to UR-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

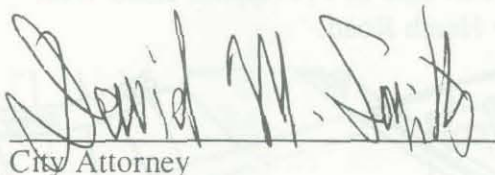
SEE ATTACHED

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-

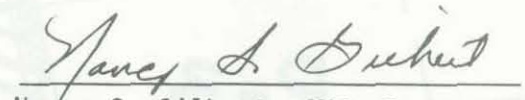
APPROVED AS TO FORM:

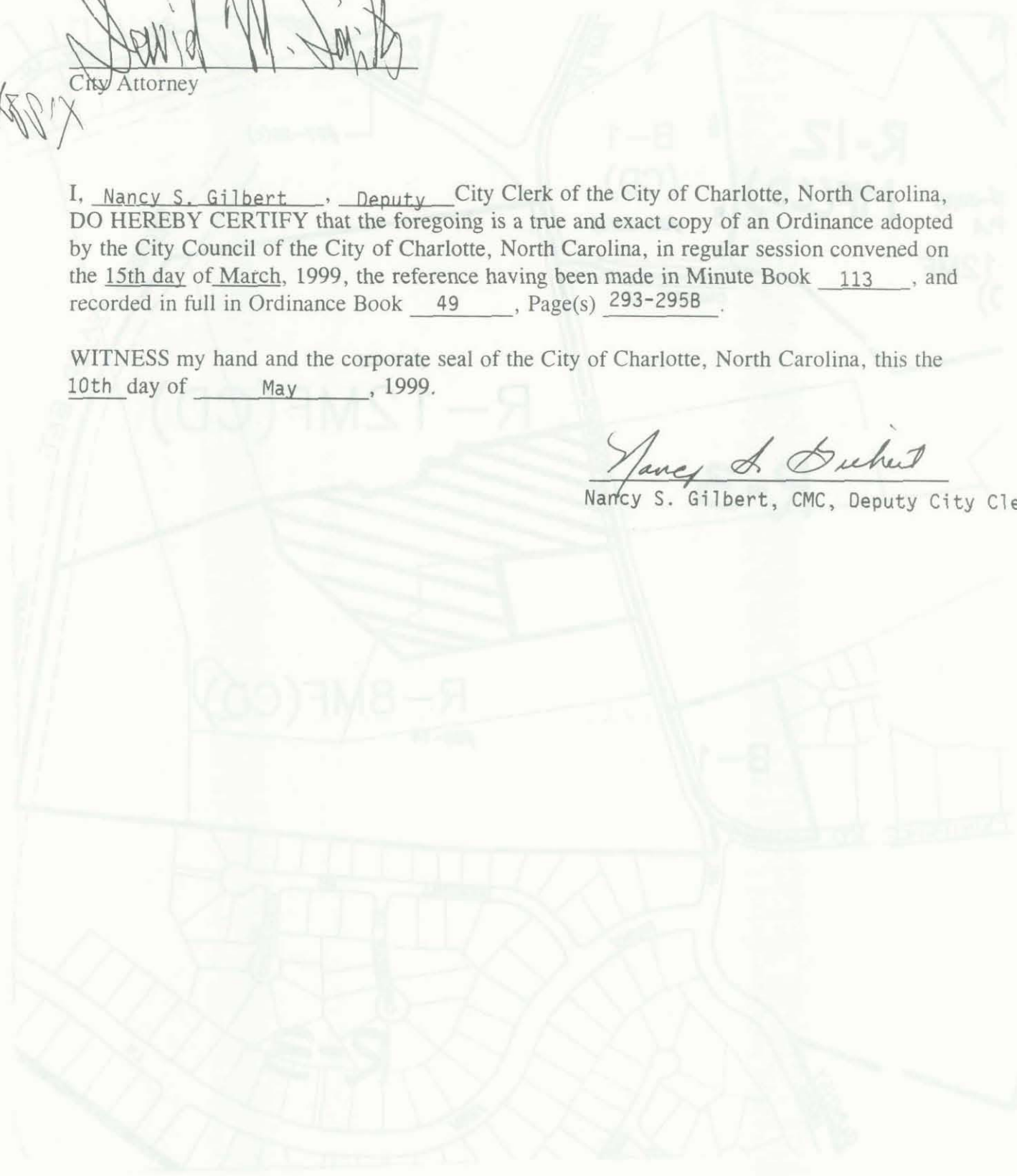

City Attorney

Handwritten initials

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 293-295B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.


Nancy S. Gilbert, CMC, Deputy City Clerk



Petition #: 99-20

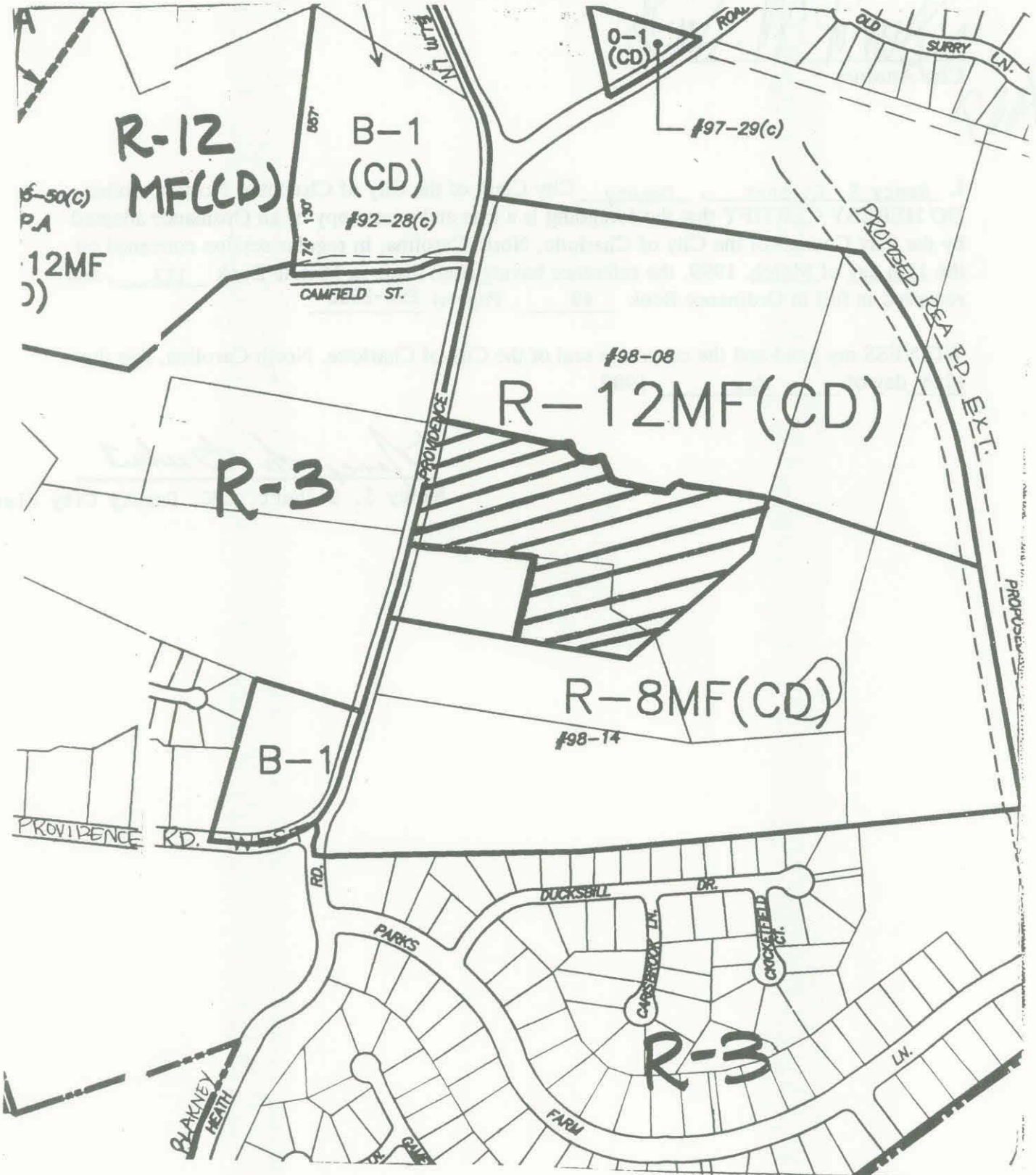
Petitioner: Pace/Dowd Properties, Ltd.

Hearing Date: February 15, 1999

Classification (Existing): R-12MF(CD)

Zoning Classification (Requested): UR-2(CD)

Location: Approximately 10.4 acres located on the east side of Providence Road West south of Elm Lane and north of Blakeney Heath Road.



Zoning Map #(s): 181 (182)

Scale: No Scale

99-20

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE THOMAS C. ROBINSON PROPERTY (DEED 1653-639) THE RIGHT-OF-WAY OF PROVIDENCE ROAD WEST AND RUNNING WITH THE RIGHT-OF-WAY OF PROVIDENCE ROAD WEST TWO CALLS. 1) N 12-05-05 E 83.52 FEET TO A POINT; 2) N 10-00-12 E 305.75 FEET TO A POINT. THENCE WITH A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 47.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N 55-00-12 E AND A CHORD DISTANCE OF 42.43 FEET TO A POINT. SAID POINT BEING THE SOUTH SIDE OF AN ACCESS EASEMENT AND RUNNING WITH SAID ACCESS EASEMENT LINE THREE CALLS. 1) S 79-59-48 E 351.00 FEET TO A POINT. THENCE WITH A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND AN ARC DISTANCE OF 27.82 FEET SAID CURVE BEING SUBTENDED BY CHORD BEARING OF S 53-25-54 E AND A CHORD DISTANCE OF 26.83 FEET TO A POINT. THENCE WITH A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND AN ARC DISTANCE OF 104.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S 69-40-02 E AND A CHORD DISTANCE OF 95.12 FEET TO A POINT, BEING A CORNER OF THE SUMMIT PROPERTIES (DEED 3232-337). THENCE RUNNING WITH THE SUMMIT PROPERTIES FOUR CALLS. 1) S 22-28-04 E 64.28 FEET TO A POINT; 2) S 79-59-48 E 156.57 FEET TO A POINT; 3) N 66-37-11 E 55.18 FEET TO A POINT; 4) S 79-59-48 E 274.51 FEET TO A CORNER OF THE WKB CHARLOTTE INC. PROPERTY (DEED 9190-499). THENCE RUNNING WITH THE LINES OF WKB CHARLOTTE INC. PROPERTY FOUR CALLS. 1) S 16-25-37 W 177.69 FEET; 2) S 48-35-37 W 405.51 FEET; 3) S 45-19-23W 99.59 FEET; 4) N 82-20-53 W 353.37 FEET TO THE SOUTHEAST CORNER OF THE THOMAS C. ROBINSON PROPERTY. THENCE RUNNING WITH THE THOMAS C. ROBINSON PROPERTY TWO CALLS. 1) N 13-16-40 E 260.85 FEET; 2) N 86-11-37 W 346.75 FEET TO THE SAID POINT OF BEGINNING.

Petition No. 99-20
Pace/Dowd Properties, Ltd

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Pace/Dowd Properties, Ltd and successors-in-interest of the property described as tax parcel a portion of 229-101-03 and 229-101-04 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 UR-2(CD).

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.

APPROVED BY CITY COUNCIL

DATE 15th March, 1999

CITY ZONE CHANGE

Petition No. 99-21

The Charlotte-Mecklenburg Board of Education

ORDINANCE NO. 1220-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

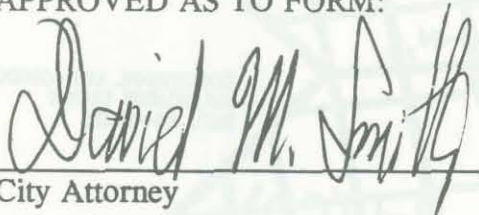
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 51.8 acres located on the south side of Freedom Drive and the north and south sides of Alleghany Street east of Ashley Road (tax parcel 067-142-02, 14, 20 and 067-144-03) from BD(CD), B-1S.C.D. and I-1(CD) to INST 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, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 296-297
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.



Nancy S. Gilbert, CMC, Deputy City Clerk

Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 99-21

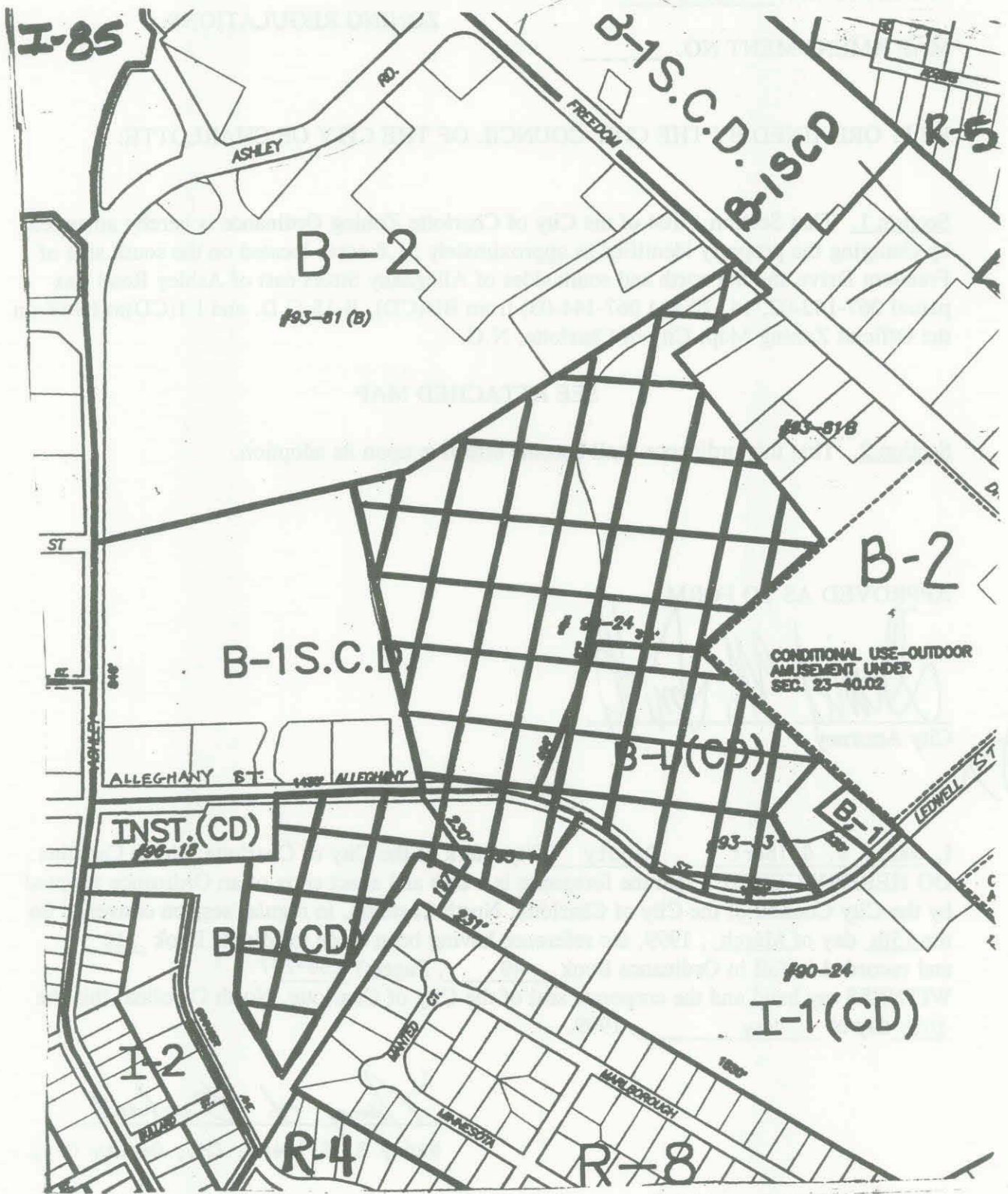
Petitioner: The Charlotte-Mecklenburg Board of Education

Hearing Date: February 15, 1999

Classification (Existing): B-1SCD, BD(CD), and I-1(CD)

Zoning Classification (Requested): INST

Location: Approximately 52 acres located on the south side of Freedom Drive and the north and south sides of Alleghany Street east of Ashley Road.



Zoning Map #(s): 87

Scale: No Scale

AN ORDINANCE AMENDING THE CITY ZONING DISTRICT MAP

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 13 acres located on the southeast corner of Interstate 85 and

WHEREAS, the petition for rezoning for a limited residential use district as outlined in

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WHEREAS, the City Council has adopted by ordinance the zoning ordinance by Chapter 16

WHEREAS, in the process of the ordinance, the City Council of the City of Charlotte has

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

SEE ATTACHED

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

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

APPROVED BY CITY COUNCIL

DATE 15TH MARCH 1999

CITY CD

Petition No.99-24
Dr Walter C. Gwin Sr.

ORDINANCE NO. 1221-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .63 acres located on the northeast corner of Interstate 85 and Tennessee Avenue.

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 February 15, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

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

SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

David M. Smith
City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 299-301A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk

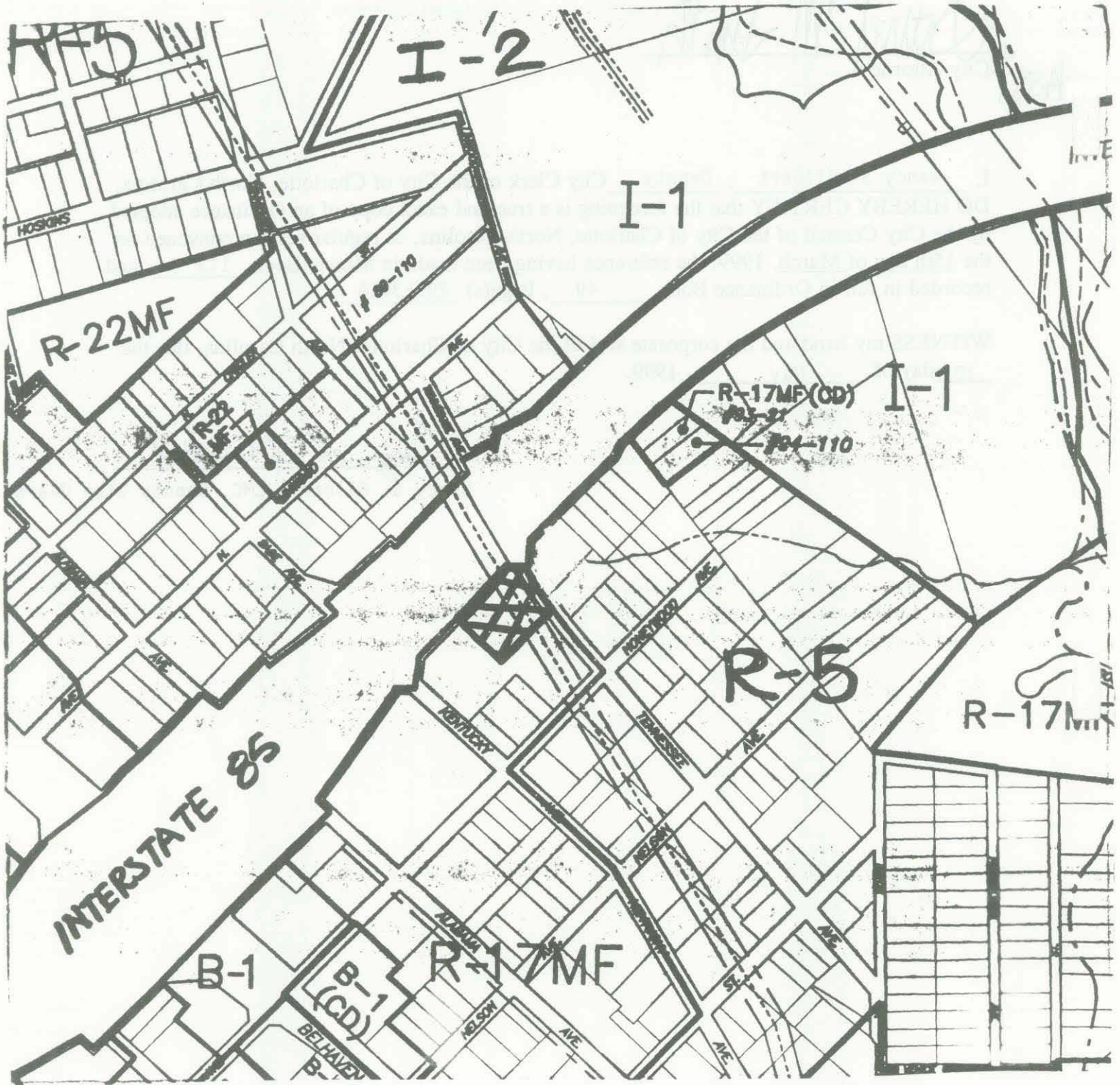
Petitioner: Dr. Walter C. Gwin, Sr.

Hearing Date: February 15, 1999

Classification (Existing): R-17MF

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

Location: Approximately .63 acres located on the northeast corner of Interstate 85 and Tennessee Avenue.



Zoning Map #(s): 80

Scale: 1" = 400'

Petition No. 99-24
Dr. Walter C. Gwin, Sr.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Dr Walter C. Gwin, Sr. and successors-in-interest of the property described as tax parcel 069-133-01 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).

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.

APPROVED BY CITY COUNCIL
DATE 15TH MARCH 1999

CITY CD

Petition No.99-25
David S. Reynolds

ORDINANCE NO. 1222-7

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 6.2 acres located on the south side of Monroe Road east of Sharon Amity Road and west of Rama Road.

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 February 15, 1999; 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 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-

APPROVED AS TO FORM:

Handwritten signature: Daniel M. Smith

City Attorney

Handwritten initials: KRC

I, Nancy S. Gilbert, Deputy 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 March, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 302-304B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of May, 1999.

Handwritten signature: Nancy S. Gilbert

Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 99-25

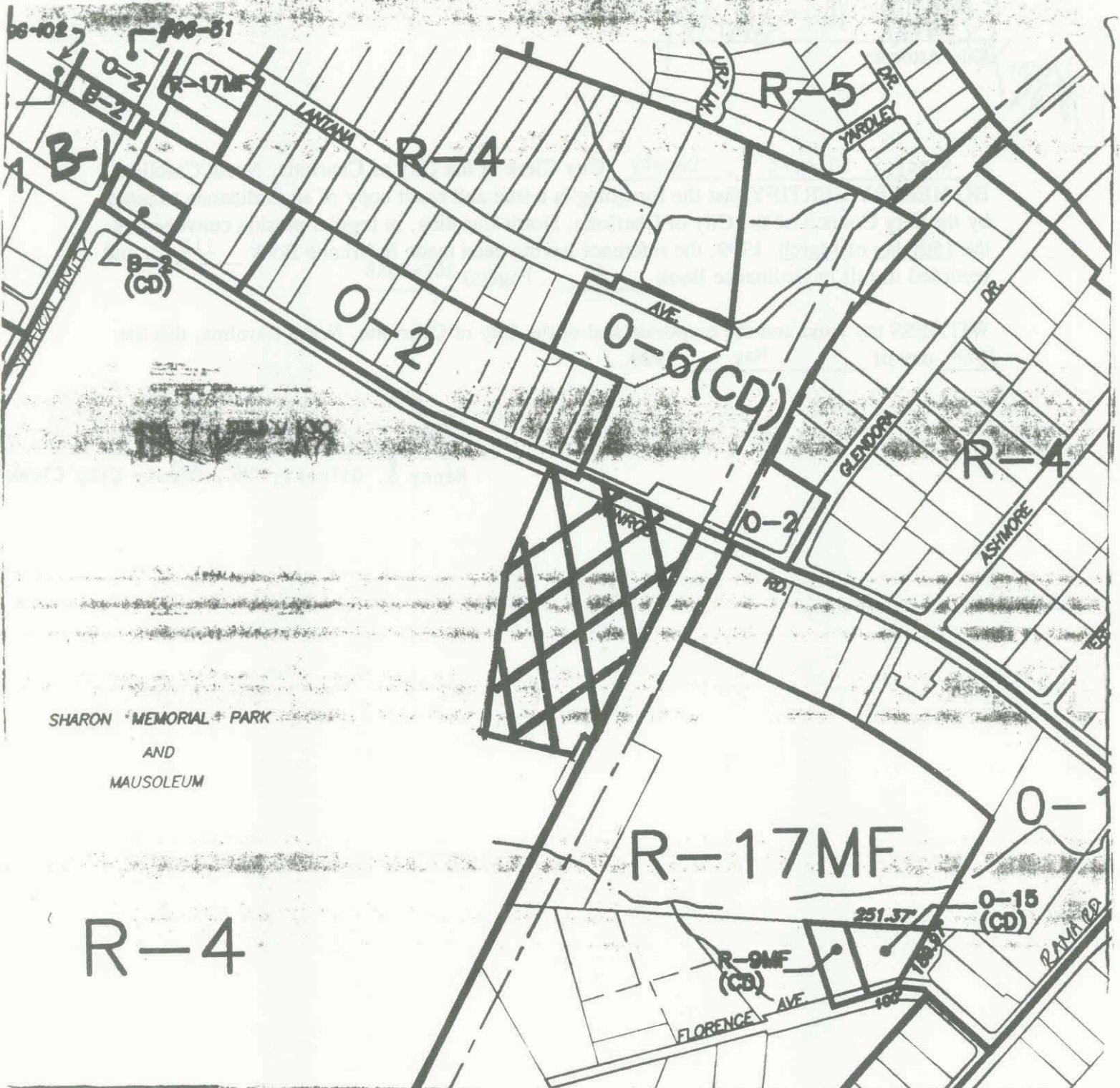
Petitioner: David S. Reynolds

Hearing Date: February 15, 1999

Classification (Existing): R-4

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

Location: Approximately 6.2 acres located on the south side of Monroe Road east of Sharon Amity Road and west of Rama Road.



Zoning Map #(s): 123

Scale: 1" = 400'

99 25

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at a point in Monroe Road (S.R. #3300), said point being approximately 33' east of Duke Power power line and being noted as the Point of Beginning (POB); thence S27°15'00"W for a distance of 679.17 ft. to a point; thence N61°58'54"W for a distance of 35.00 ft. to a point; thence S27°18'15"W for a distance of 74.59 ft. to a point; thence S67°56'28"W for a distance of 271.84 ft. to a point; thence N17°45'55"E for a distance of 491.42 to a point; thence N23°08'17"E for a distance of 264.70 ft. to a point in Monroe Road; thence with Monroe Road S66°51'43"E for a distance of 406.80 ft. to the POB and containing 6.23 acres more or less.

Property subject to all restrictions, rights-of-way, easements or covenants of record.

Petition No. 99-25
David S. Reynolds

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to David S. Reynolds and successors-in-interest of the property described as tax parcel 163-041-01A 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).

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.

ORDINANCE NO. 1223-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 209 S. Summit Avenue PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF Ricky Harris, Jr. and wife, Eunice RESIDING AT 209 S. Summit Avenue, Charlotte, NC 28208.

WHEREAS, the dwelling located at 209 S. Summit Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling, all pursuant to the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina; and

WHEREAS, said owner(s) have failed to comply with said order served by Certified Mail and Advertisement in the Charlotte Post and Mecklenburg Times on the 7th day of December, 1996 and the 29th and 30th day of May, 1997

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 209 S. Summit Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina.

This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:


Senior Assistant City Attorney

CERTIFICATION

I, Brenda 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 March, 19 99, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, at Page(s) 305.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of March, 19 99.


Brenda R. Freeze, CMC, City Clerk