

Petition No. 2001-109
Petitioner: Nations Ford Community Church

ORDINANCE NO. 1988-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-17MF to INST(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 415-416.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: **2001-09**

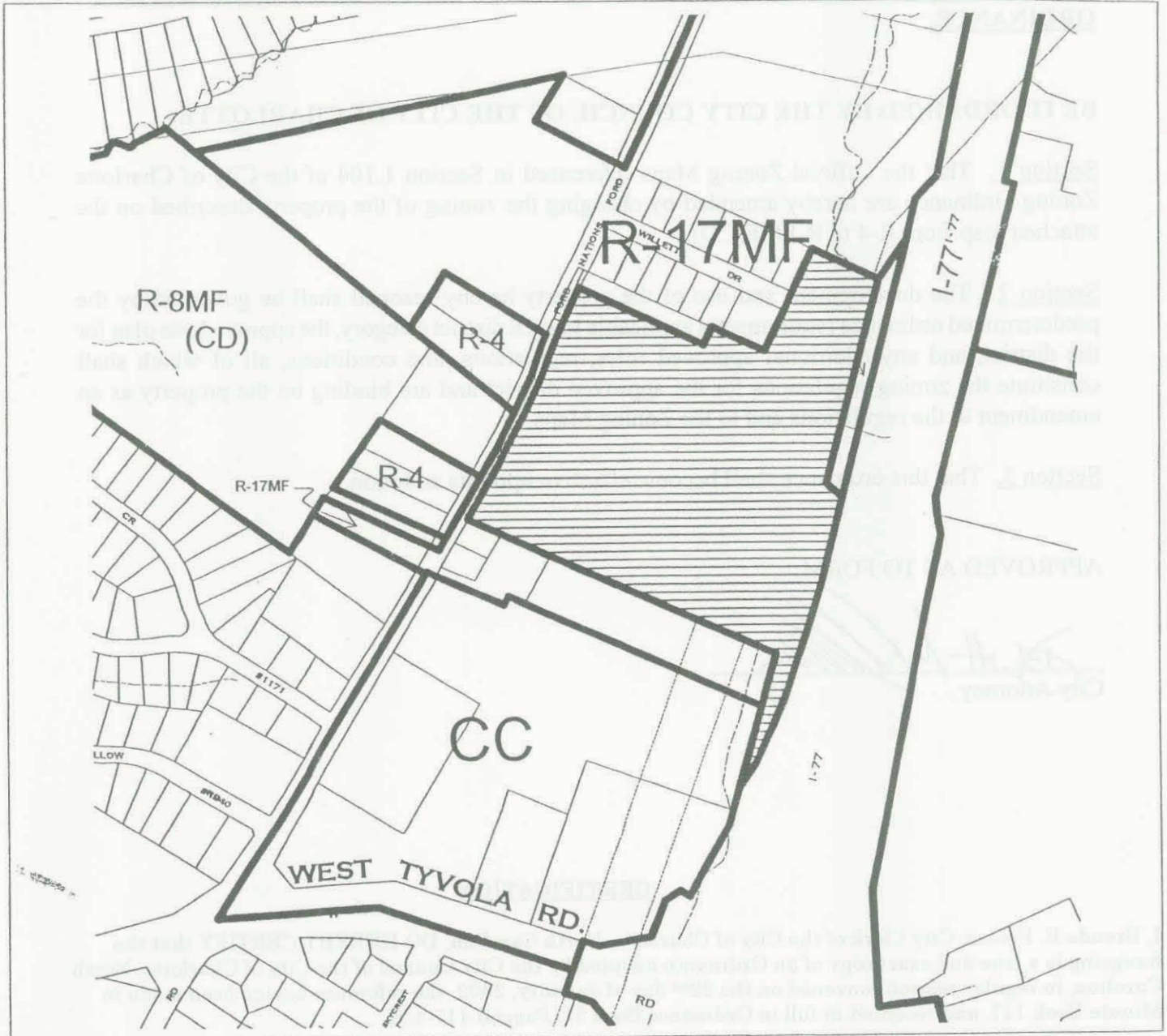
Petitioner: **Nations Ford Community Church**

Hearing Date: **September 17, 2001**

Zoning Classification (Existing): **R-17MF**

Zoning Classification (Requested): **INST (CD)**

Acresage & Location **Approximately 20 acres located between Nations Ford Road and Interstate 77, north of West Tyvola Road.**



Zoning Map #(s); **126,134**

Map Legend

	ETJ		Floodplains/Map
	Airphoto/Map		County Line
	Watershed		City Limit(s)
	Historic District		

Charlotte-Mecklenburg Planning Commission

Petition No. 2001-116
Petitioner: Karen A. C. Shaw

ORDINANCE NO. 1989-Z

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

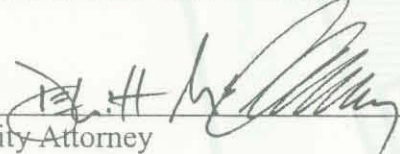
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 to R-8MF(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 417-418.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-116

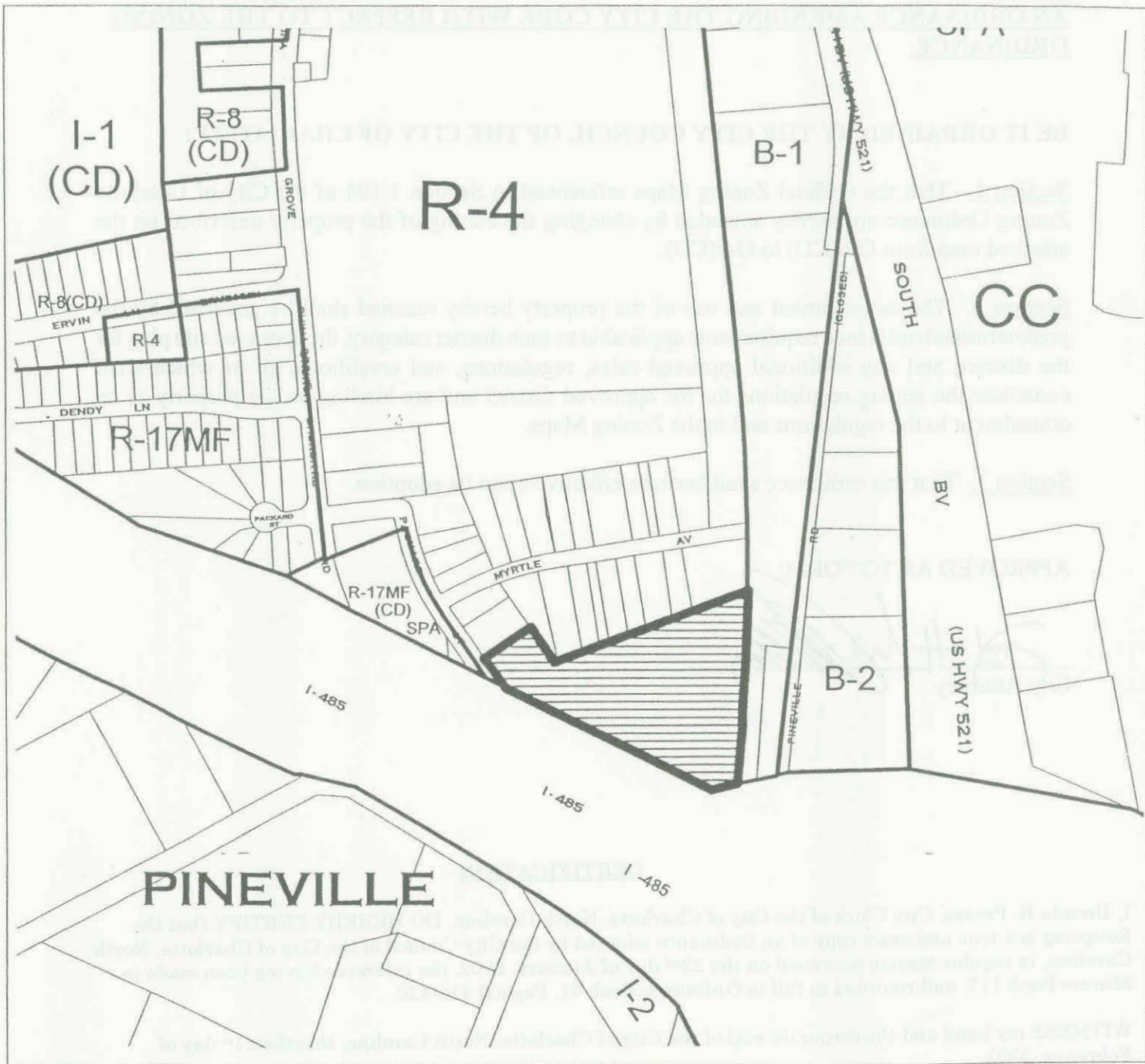
Petitioner: Karen A.C. Shaw

Hearing Date: October 17, 2001

Zoning Classification (Existing): R-4

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

Acresage & Location Approximately 4.4 acres located on the northeast corner of I-485 Highway and Packard Street, west of South Boulevard and south of Myrtle Avenue.



Zoning Map #(s); 157

Map Legend

	ETJ		Floodplain.shp
	Altitude.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Charlotte-Mecklenburg Planning Commission

Petition No. 2001-123
Petitioner: Theater Charlotte

ORDINANCE NO. 1990-2

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

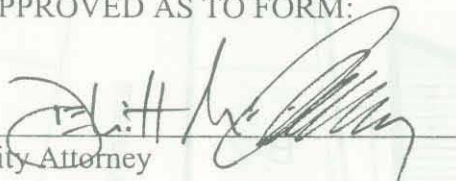
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-6(CD) to O-2(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:





City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 419-420.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.

Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-123

Petitioner: Theater Charlotte

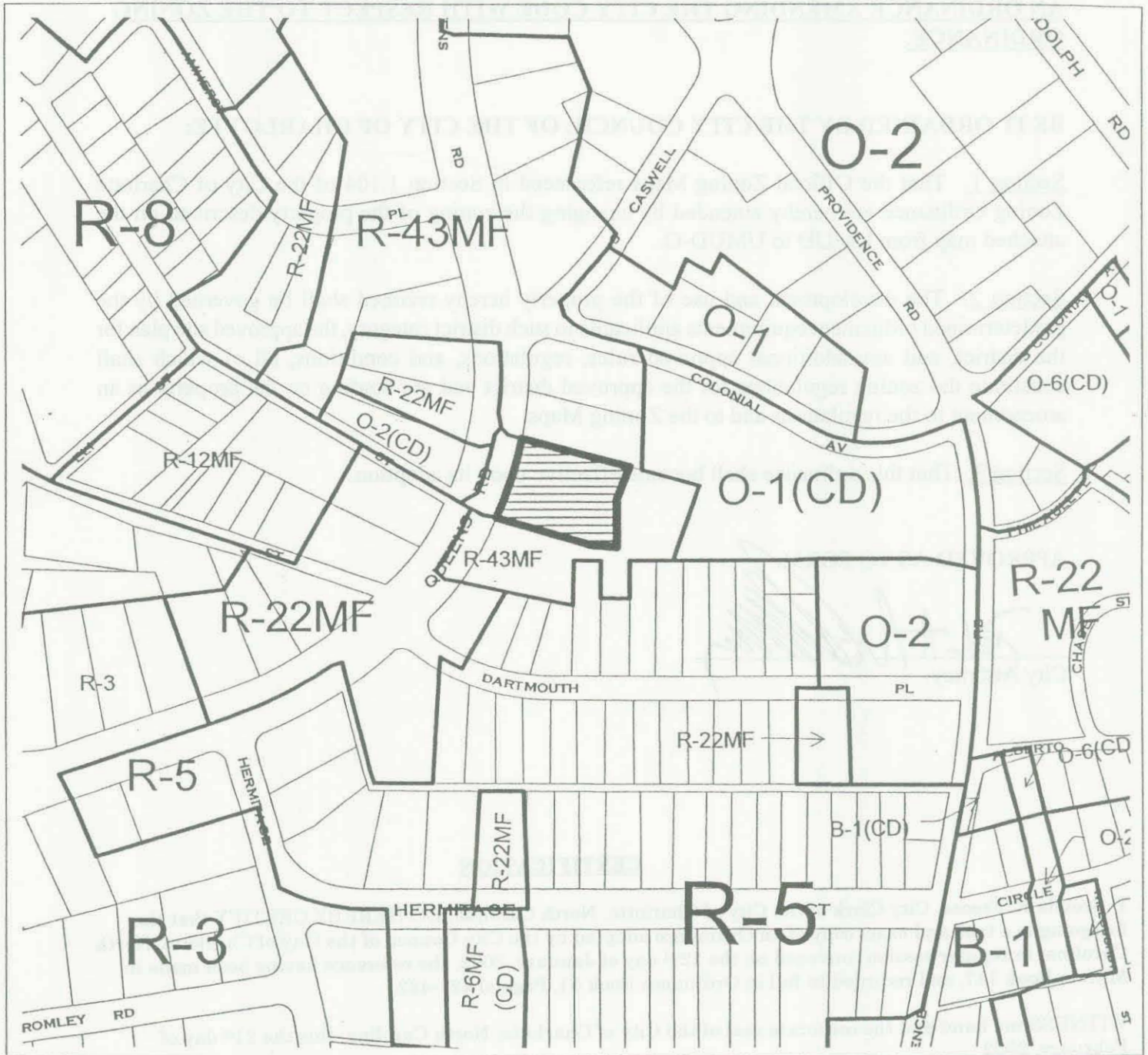
Hearing Date: October 17, 2001

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

O-2(CD)

Zoning Classification (Requested): _____

Acresage & Location Approximately 0.85 acres located on the east side of Queens Road, north of Dartmouth Place and south of Colonial Avenue.



Zoning Map #(s);

111

Map Legend

	ETJ		Floodplains.shp
	Almoire.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Charlotte-Mecklenburg Planning Commission

Petition No. 2001-135
Petitioner: Verna and Associates

ORDINANCE NO. 1991-Z

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

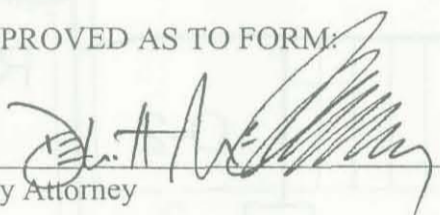
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from UMUD to UMUD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

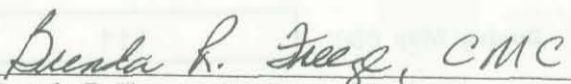


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 421-422.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-135

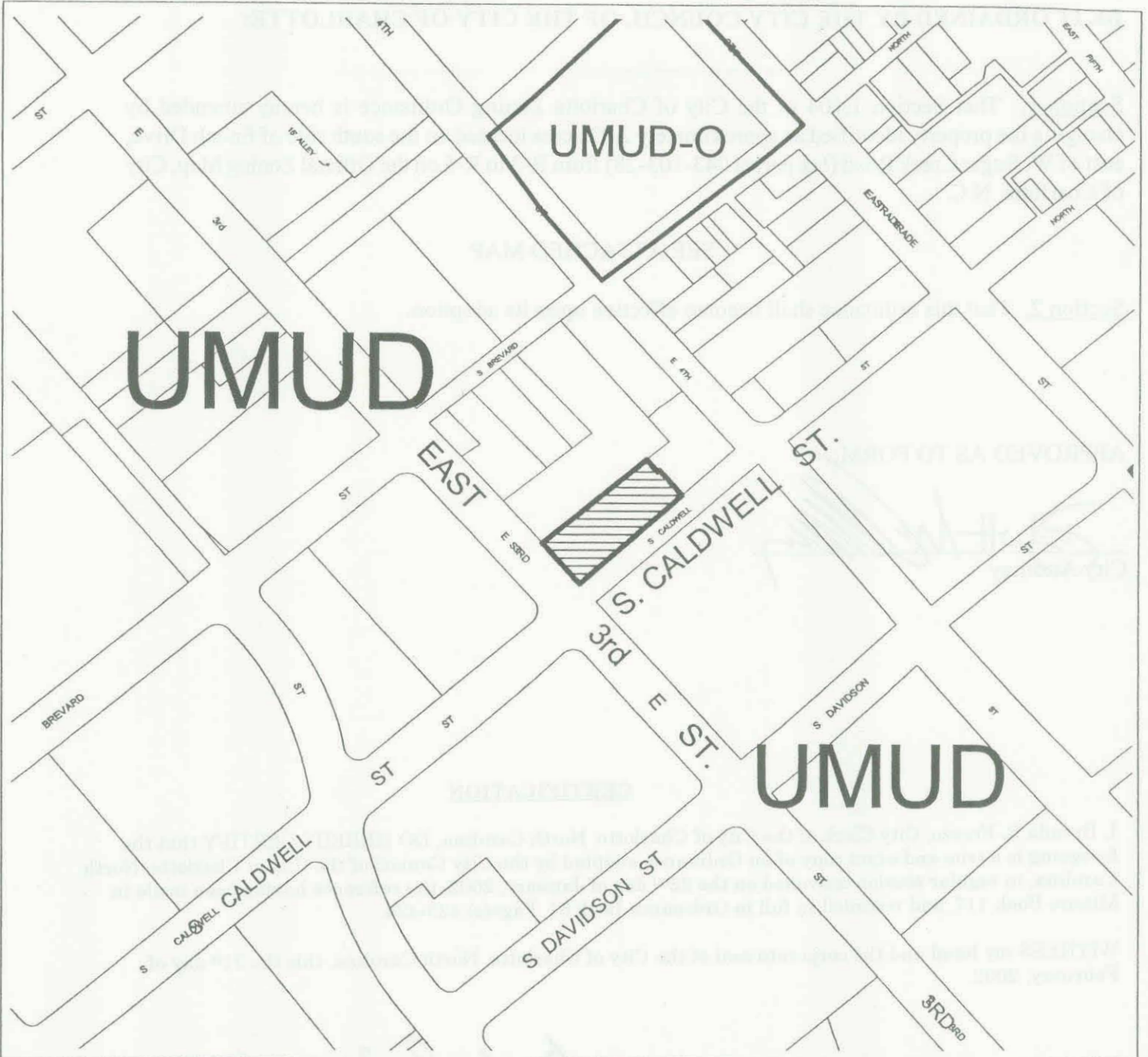
Petitioner: Verna & Associates

Hearing Date: December 17, 2001

Zoning Classification (Existing): UMUD

Zoning Classification (Requested): UMUD-O

Acreage & Location Approximately 0.51 acres located on the northwest corner of East Third Street and South Caldwell Street.



Zoning Map #(s); 102

Map Legend

	ETJ		Floodplains.shp
	Ambulance.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

CITY ZONE CHANGE

Petition No. 01-137
Petitioner: Naomi S. Griffin Estate

ORDINANCE NO. 1992-Z

ZONING REGULATIONS

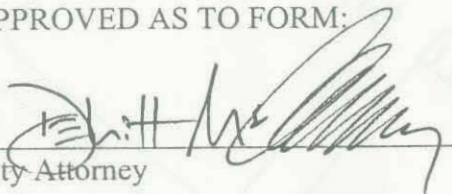
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 2.93 acres located on the south side of Enoch Drive, east of W. Sugar Creek Road (tax parcel 043-103-28) 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.

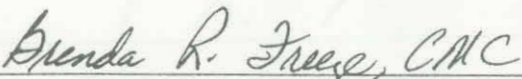
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 423-424.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.


Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-137

Petitioner: Naomi S. Griffin Estate

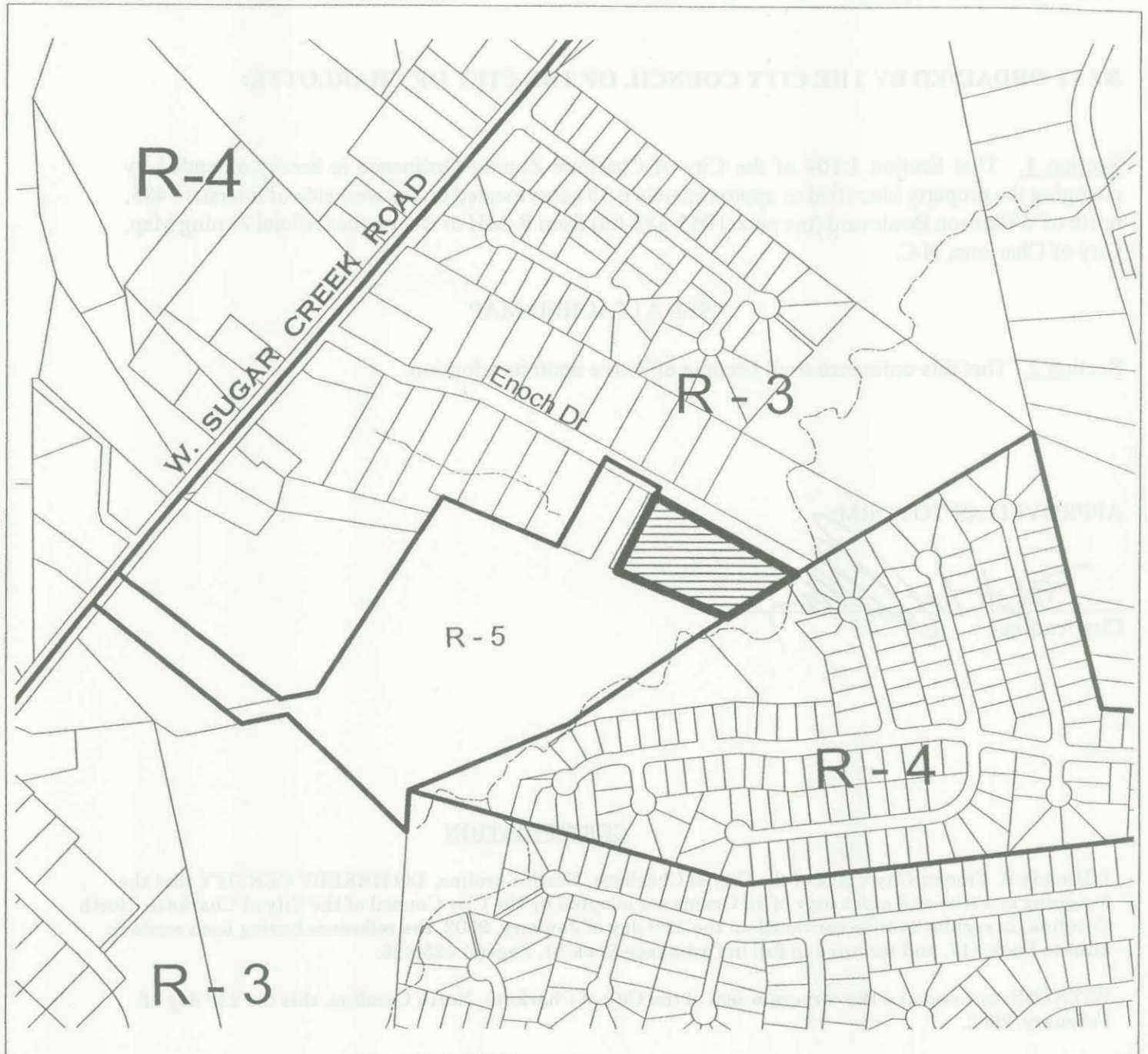
Hearing Date: December 17, 2001

R-3

Zoning Classification (Existing):

Zoning Classification (Requested): R-5

Acreage & Location Approximately 3 acres located on the south side of Enoch Drive, east of W. Sugar Creek Road.



Zoning Map #(s);

59

Map Legend

-  ETJ
-  Almoite.shp
-  Watershed
-  Historic District
-  Floodplains.shp
-  County Line
-  City Limits(arc)

Charlotte-Mecklenburg Planning Commission

CITY ZONE CHANGE

Petition #: 01-143
Petitioner: Alma Suttle Nemrava

ORDINANCE NO. 1993-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 0.35 acres located on the west side of Interstate 485, north of Wilkinson Boulevard (tax parcel 055-383-06) from R-MH to B-2 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

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 425-426.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-143

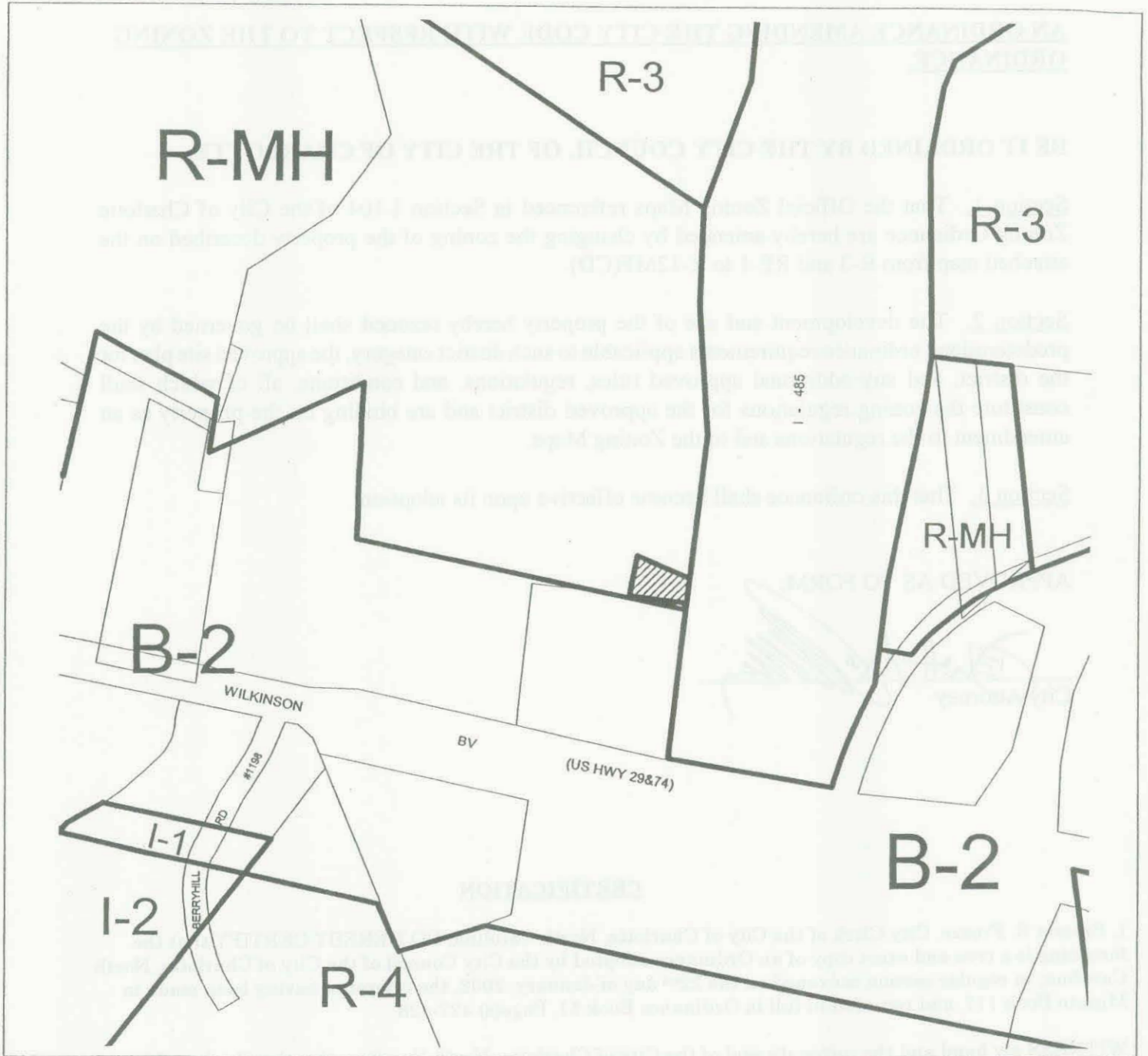
Petitioner: Alma Suttle Nemrava

Hearing Date: December 17, 2001

Zoning Classification (Existing): R-MH

Zoning Classification (Requested): B-2

Acreeage & Location Approximately 0.35 acres located on the west side of Interstate 485, north of Wilkinson Boulevard.



Zoning Map #(s);

85

Map Legend

	ETJ		Floodplain.shp
	Almsoke.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Charlotte-Mecklenburg Planning Commission

Petition No. 2001-145
Petitioner: Charter Properties, Inc.

ORDINANCE NO. 1994-Z

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

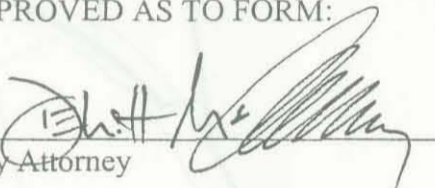
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 and RE-1 to R-12MF(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

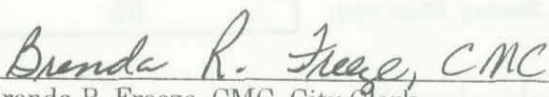


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 427-428.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-145

Petitioner: Charter Properties, Inc.

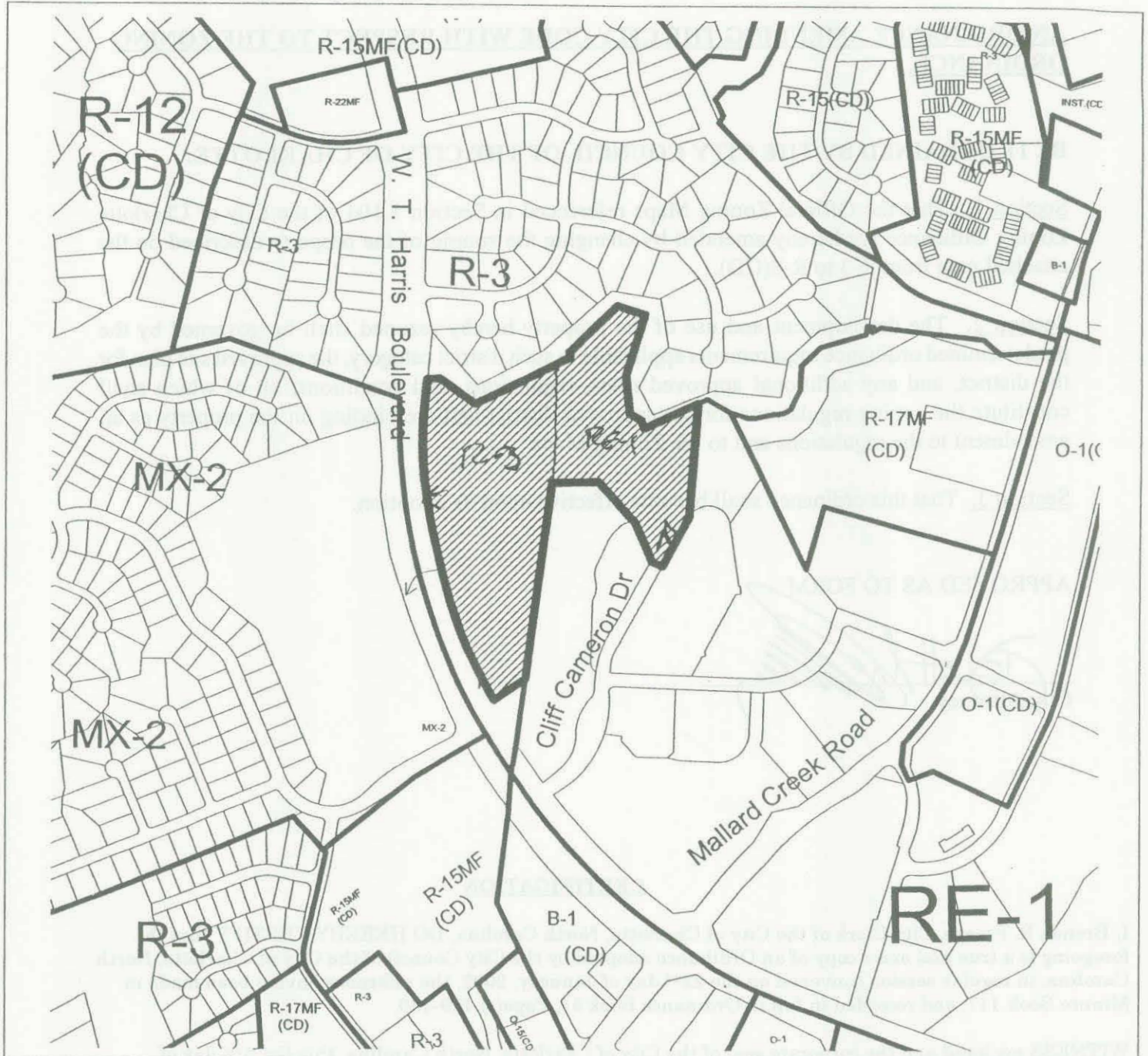
Hearing Date: December 17, 2001

R-3 and RE-1

Zoning Classification (Existing):

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

Acresage & Location Approximately 23 acres located on the east side of W. T. Harris Boulevard, north of Cliff Cameron Drive.



Zoning Map #(s); 53,58

Map Legend

	ETJ		Floodplain.shp
	Altroute.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Petition No. 2001-147
Petitioner: John McClave

ORDINANCE NO. 1995-Z

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

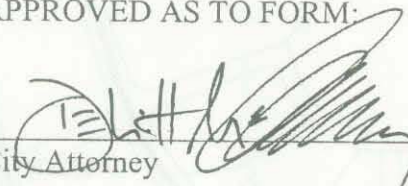
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to R-8(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

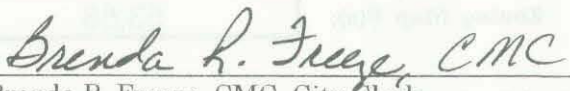


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 429-430.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-147

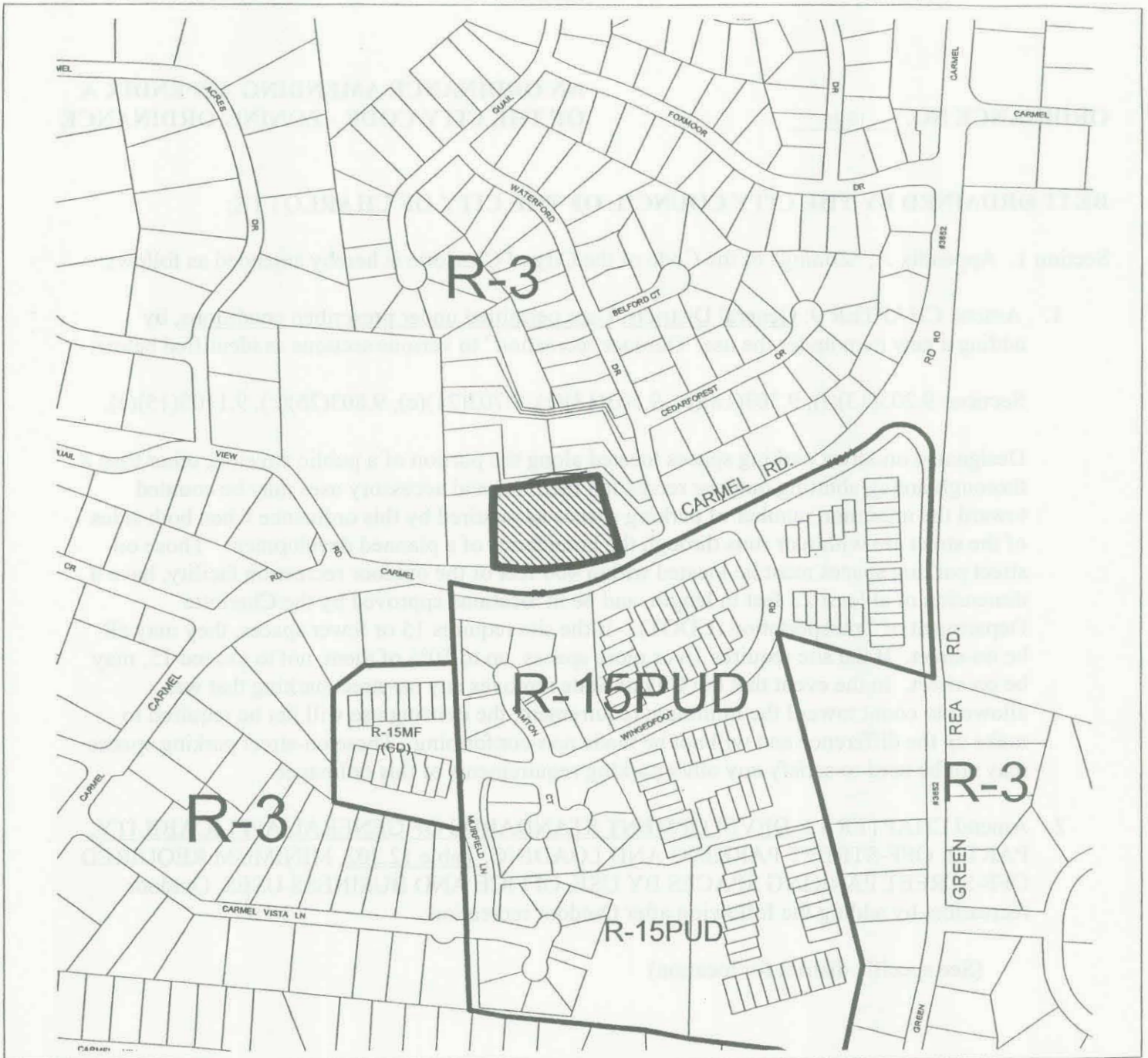
Petitioner: John McClave

Hearing Date: December 17, 2001

Zoning Classification (Existing): R-3

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

Acresage & Location Approximately 2.15 acres located on the north side of Carmel Road, west of Waterford Drive.



Zoning Map #(s);

158

Map Legend

ETJ	Floodplain/shp
Almsb/shp	County Line
Watershed	City Limits(arc)
Historic District	

Petition #: 2001-149
Petitioner: Crosland Land Company

**AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE**

ORDINANCE NO. 1996

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

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

1. Amend CHAPTER 9: General Districts, Uses permitted under prescribed conditions, by adding a new item under the use "Outdoor recreation" to various sections as identified below:

Sections 9.203(13)(f), 9.303(18)(e), 9.503(13)(c), 9.703(21)(c), 9.803(26)(c), 9.1103(15)(c),

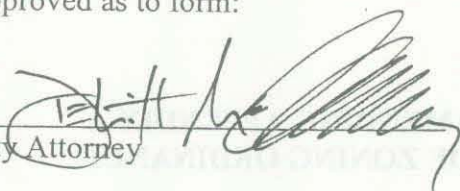
Designated on-street parking spaces located along the portion of a public street(s), other than a thoroughfare(s), abutting outdoor recreation facilities and accessory uses may be counted toward the minimum number of parking spaces as required by this ordinance when both sides of the street are within or runs through the boundaries of a planned development. Those on-street parking spaces must be located within 400 feet of the outdoor recreation facility, have a dimension of at least 22 feet in length, and be in locations approved by the Charlotte Department of Transportation (CDOT). If the site requires 15 or fewer spaces, they may all be on-street. If the site requires 16 or more spaces, up to 50% of them, not to exceed 15, may be on-street. In the event that the City or State removes any on-street parking that was allowed to count toward the minimum requirement, the existing use will not be required to make up the difference and will not be made non-conforming. These on-street parking spaces may not be used to satisfy any other parking requirements of this ordinance.

2. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 2: OFF-STREET PARKING AND LOADING, Table 12.202, MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE, OFFICE AND BUSINESS USES, Outdoor recreation, by adding the following after Outdoor recreation:

(See specific district for location)

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

Approved as to form:

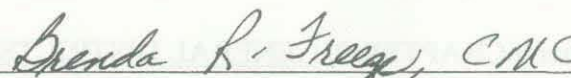


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 431-431A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.



Brenda R. Freeze, CMC, City Clerk

Petition #: 2001-150
Petitioner: Charles Daniel Watts

ORDINANCE NO. 1997 **AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE ZONING ORDINANCE**

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

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

1. Amend CHAPTER 2, DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, by adding a new definition in alphabetical order:

Commercial Rooming House

A building containing up to ten (10) rooming units that is available for rental occupancy for periods of seven (7) days or longer. This definition does not include boarding houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, group homes, and single room occupancy residences.

2. Amend CHAPTER 9, GENERAL DISTRICTS, as follows:

- a) PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. Table of Uses, OFFICE AND BUSINESS USES, by adding the following in alphabetical order;

Commercial Rooming Houses

And insert the symbol "PC" under the B-1, B-2, BP, UMUD, MUDD, U-I, and I-1 districts.

- b) Add the following in alphabetical order under Uses permitted under prescribed conditions, for the following PARTS,

PART 8: BUSINESS DISTRICTS, Section 9.803. Commercial Rooming Houses, (B-1, B-2, BP only), subject to the regulations of Section 12.531.

PART 8.5: MIXED USE DEVELOPMENT DISTRICT, Section 9.8503. Commercial Rooming Houses, subject to the regulations of Section 12.531.

PART 9: UPTOWN MIXED USE DISTRICT, Section 9.903. Commercial Rooming Houses, subject to the regulations of Section 12.531.

PART 10: URBAN INDUSTRIAL DISTRICT, Section 9.1003. Commercial Rooming Houses, subject to the regulations of Section 12.531.

PART 11: INDUSTRIAL DISTRICTS, Section 9.1103. Commercial Rooming Houses, (I-1 only), subject to the regulations of Section 12.531.

3. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a new section as follows:

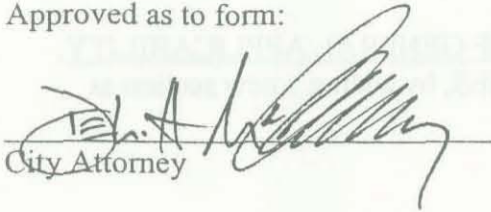
Section 12. 531. Commercial Rooming Houses.

Commercial Rooming Houses are permitted in the B-1, B-2, BP, UMUD, MUDD, U-I, and I-1 districts subject to the standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply and a failure to comply with any of the following shall constitute a violation of this ordinance:

- (1) Maximum number of rooms and roomers: The maximum number of rooming units shall be ten (10) per site, subject to any applicable non-residential Floor Area Ratio (FAR) of the zoning district where located. The maximum number of occupants per house shall be ten (10), including any live-in personnel who are responsible for management and operation.
- (2) Minimum Rooming Unit Size: Rooming units shall be a minimum of eighty (80) square feet with an additional minimum of fifty (50) square feet for an additional occupant in a room. No more than two (2) occupants are permitted per room.
- (3) Operation: There must be a person(s) responsible for the operation of the Commercial Rooming House available, either on site or by phone, twenty-four (24) hours a day. This person(s) must be accessible to residents, law enforcement personnel, and any other individuals who need to establish communication concerning the premises. The owner and this responsible person(s) must exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that interferes with the peaceful enjoyment and use of surrounding properties.
- (4) Off-street parking requirements: A minimum of one (1) space plus 0.20 space per rooming unit. The 0.20 space per rooming unit may be reduced by 50% within a quarter mile of transit line.
- (5) Signs: Any signage that identifies the use shall be in accordance with the underlying zoning district.
- (6) Buffers: All buildings, outdoor recreation facilities, and off-street parking and service areas shall be separated by a Class C buffer from any abutting property zoned or used exclusively for a residential use.

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

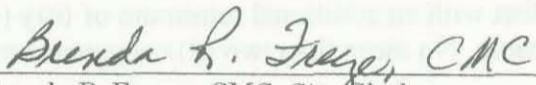
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 432-434.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2002.


Brenda R. Freeze, CMC, City Clerk