

Petition No. 2002-035  
Petitioner: Babak Emadi/Crosland Commercial

ORDINANCE NO. 2062-Z

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

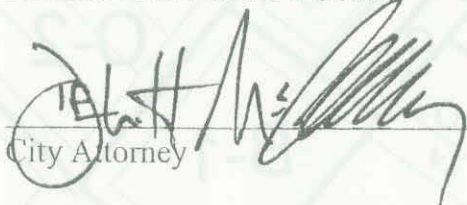
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 B-1 to MUDD-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, 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 20<sup>th</sup> day of May, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Page 575-576.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12<sup>th</sup> day of July, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-35**

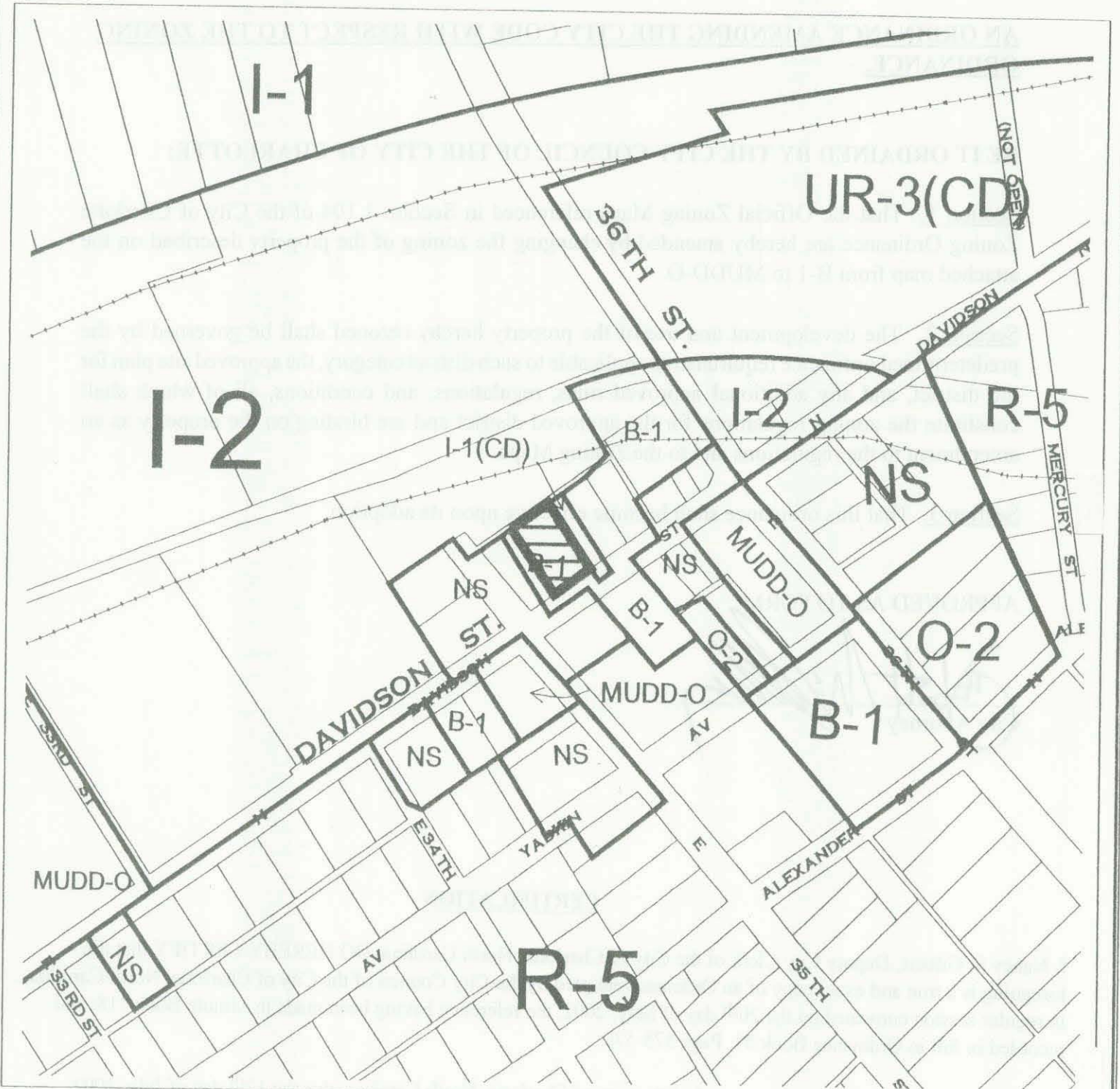
Petitioner: **Babak Emadi /Crosland Commercial**

Hearing Date: **April 15, 2002**

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

Zoning Classification (Requested): **MUDD-Optional**

Acreage & Location **Approximately 0.2 acres located on the west side of N. Davidson Street, south of E. 36th Street.**



Zoning Map #(s): **89**

**Map Legend**

	ETJ		Floodplains.shp
	Airnoise.shp		County Line
	Watershed		City Limits[arc]
	Historic District		

CITY ZONE CHANGE

Petition No. 2002-036  
Petitioner: D & D Holdings, LLC

ORDINANCE NO. 2063-2

ZONING REGULATIONS

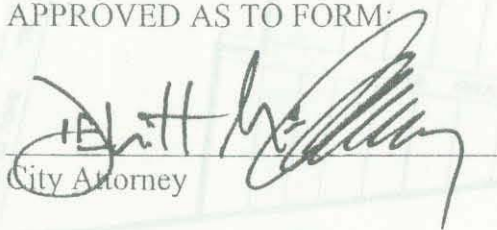
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 0.22 acres located on the west side of Herrin Avenue, south of North Davidson Street and east of Patterson Street (tax parcel 091-106-36) from R-5 to UR-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

CERTIFICATION

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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 577-578.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-36**

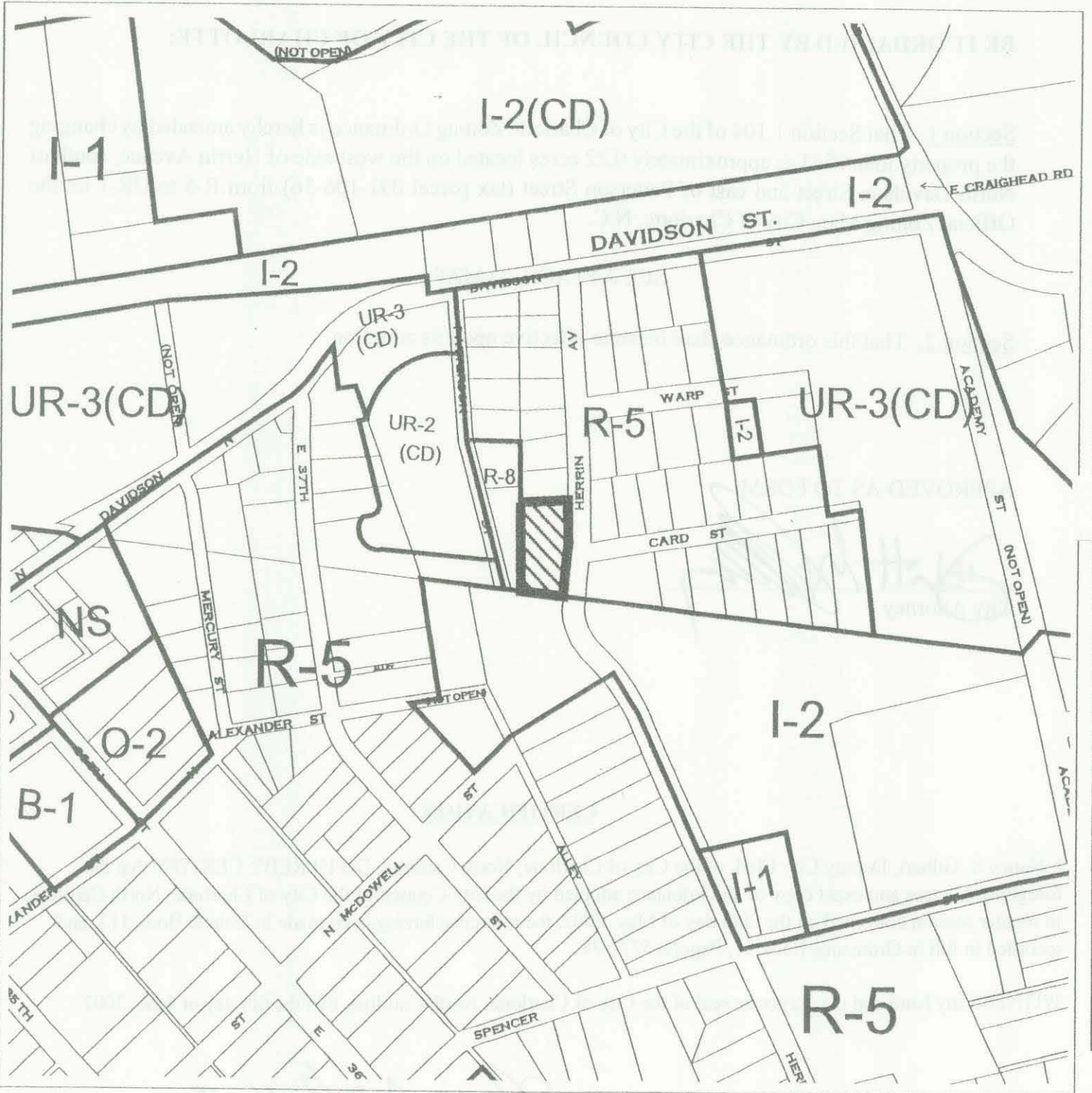
Petitioner: **D&D Holdings, LLC**

Hearing Date: **April 15, 2002**

Zoning Classification (Existing): **R-5**

Zoning Classification (Requested): **UR-1**

Acreage & Location: **Approximately 0.34 acres located on the west side of Herrin Avenue, south of N. Davidson Street and east of Patterson Street.**



Zoning Map #(s); **89**

**Map Legend**

	ETJ		Floodplain.shp
	Altnote.shp		County Line
	Watershed		City Limits(per)
	Historic District		

Petition No. 2002-038  
Petitioner: Dr. Dan L. Morrill

**ORDINANCE NO. 2064-Z**

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

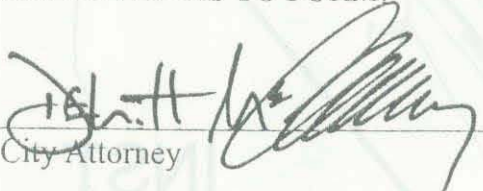
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 O-1(CD) to UR-C(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.

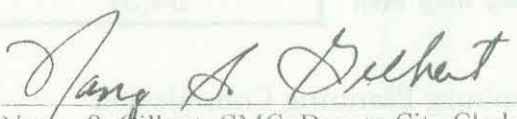
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 579-580.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-38**

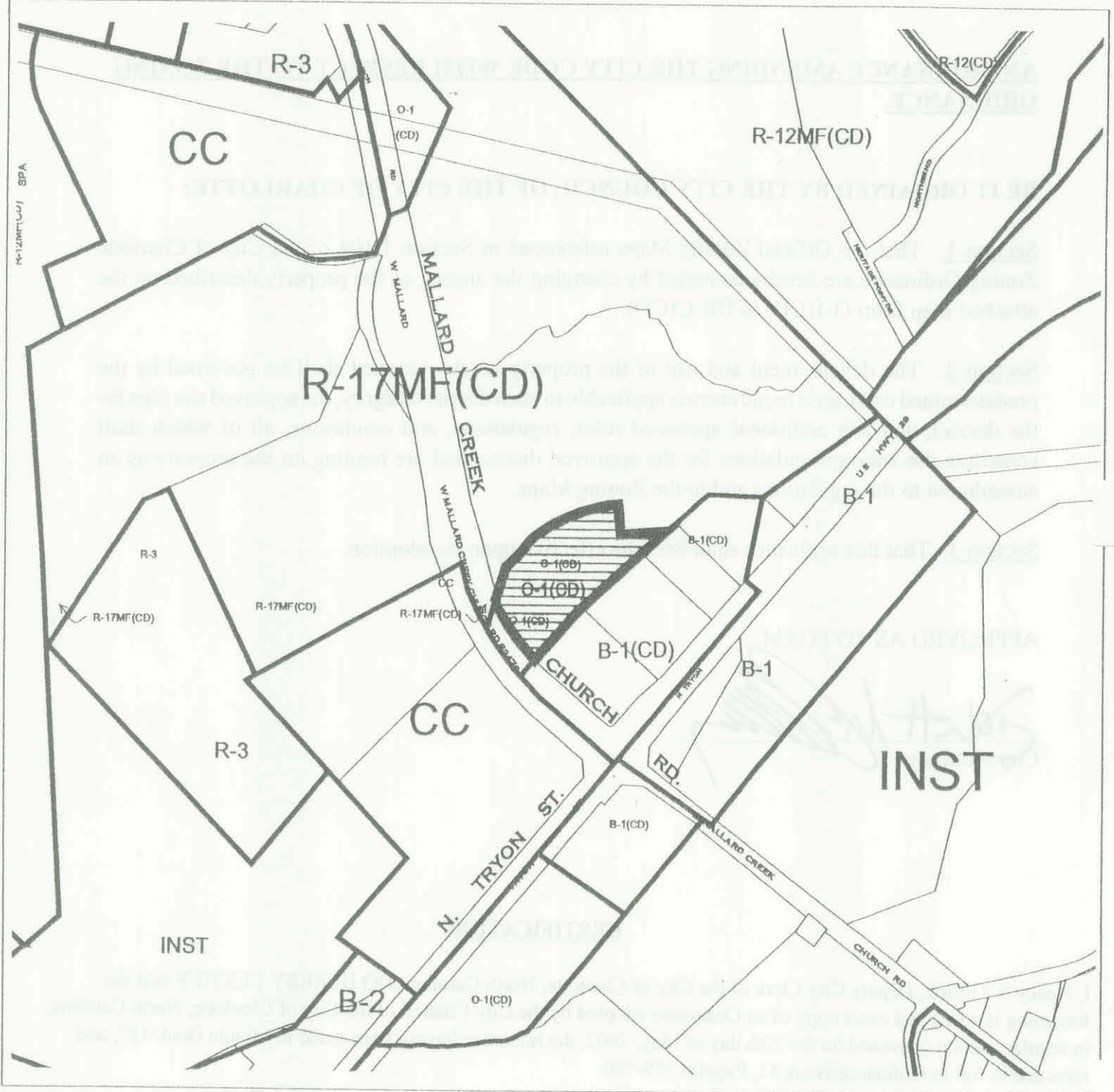
Petitioner: Dan L. Morrill (HLC)

Hearing Date: April 15, 2002

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

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

Acreeage & Location Approximately 4.7 acres located on the east side of Mallard Creek Church Road, north of N. Tryon Street (US Hwy. 29).



Zoning Map #(s); **54,57**

**Map Legend**

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

Petition No. 2002-040  
Petitioner: Brookshire Development, LLC

ORDINANCE NO. 2065-2

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

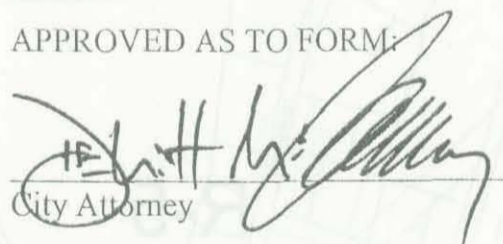
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 R-5 and I-2 to I-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.

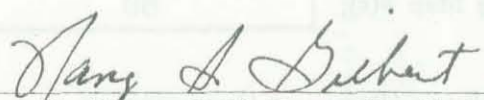
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 581-582.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2002-40

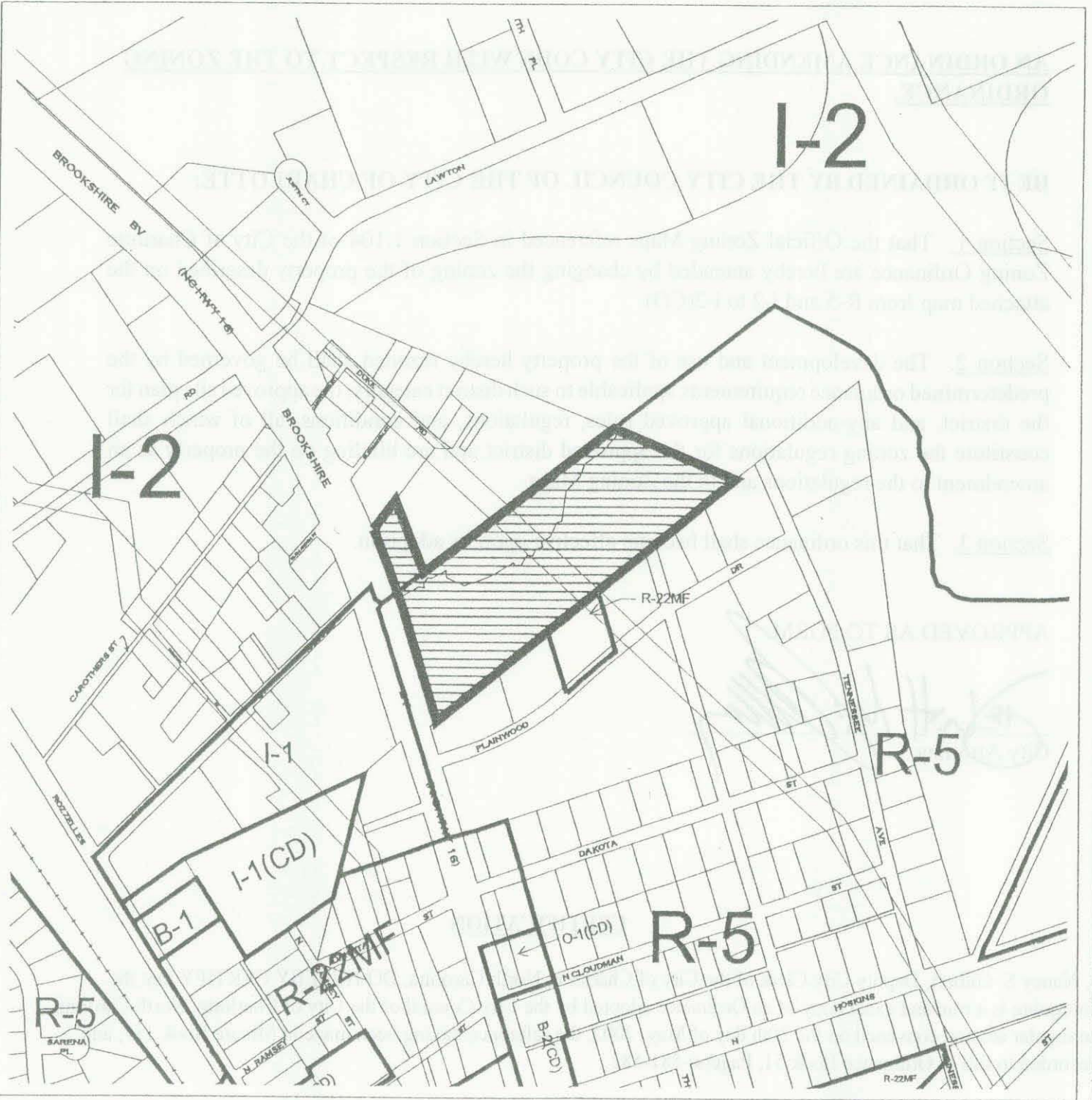
Petitioner: Brookshire Development, LLC

Hearing Date: April 15, 2002

Zoning Classification (Existing): R-5 and I-2








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

**Acresage & Location** Approximately 9.8 acres located on the east side of Brookshire Boulevard (NC Hwy 16), north of Plainwood Drive and south of Lawton Road.



Zoning Map #(s); 80

**Map Legend**

 ETJ	 Floodplain.shp
 Akrnoae.shp	 County Line
 Watershed	 City Limits(bnd)
 Historic District	



Petition No. 2002-041  
Petitioner: Eastwood Development Corporation

**ORDINANCE NO. 2066-Z**

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

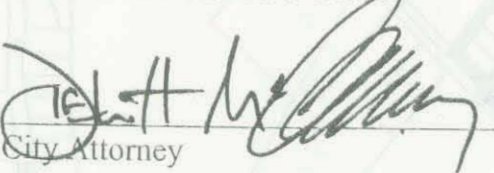
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 and INST(CD) to R-5(CD) and 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.

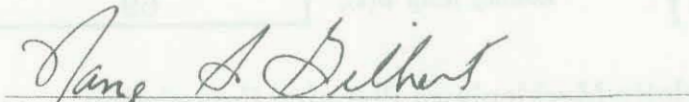
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 583-584.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-41**

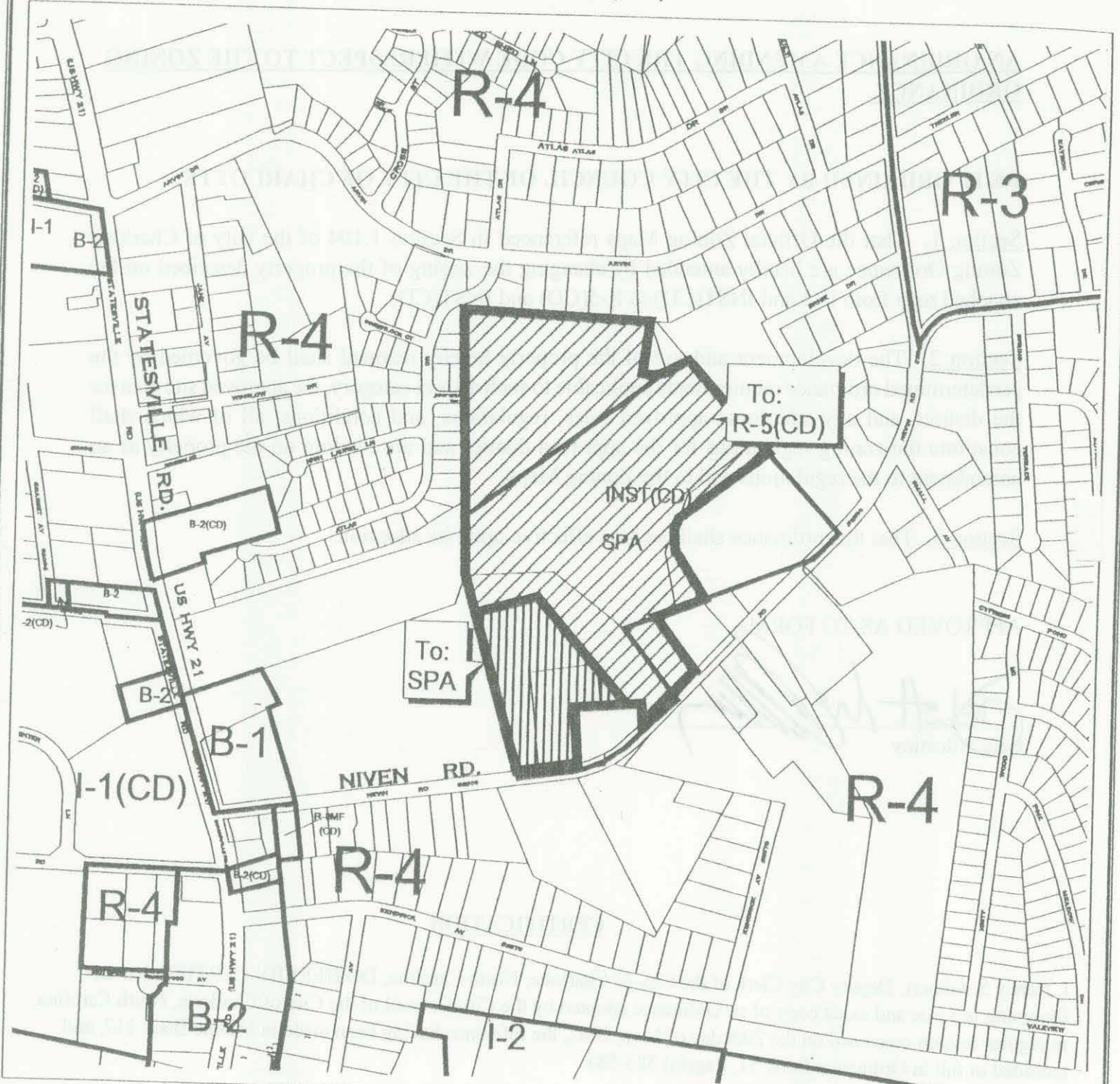
Petitioner: Eastwood Development Corp.

Hearing Date: April 15, 2002

Zoning Classification (Existing): R-4 and INST(CD)

Zoning Classification (Requested): R-5(CD) and INST(CD) S.P.A

Acres & Location Approximately 39.4 acres located on the north side of Nevin Road and, east of Statesville Road (US Hwy 21).



Zoning Map #(s); **69**

**Map Legend**

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

Petition No. 2002-042  
Petitioner: Young Men's Christian Association  
of Greater Charlotte (YMCA)

**ORDINANCE NO. 2067-Z**

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

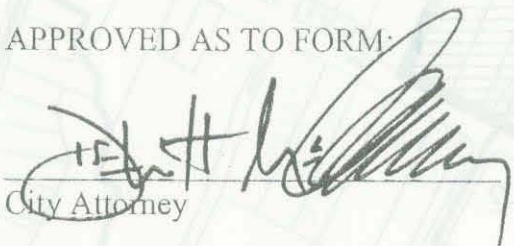
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-22MF and O-2 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.

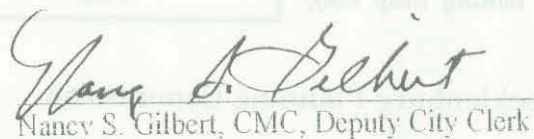
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 20<sup>th</sup> day of May, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Page 585-586.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12<sup>th</sup> day of July, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2002-42

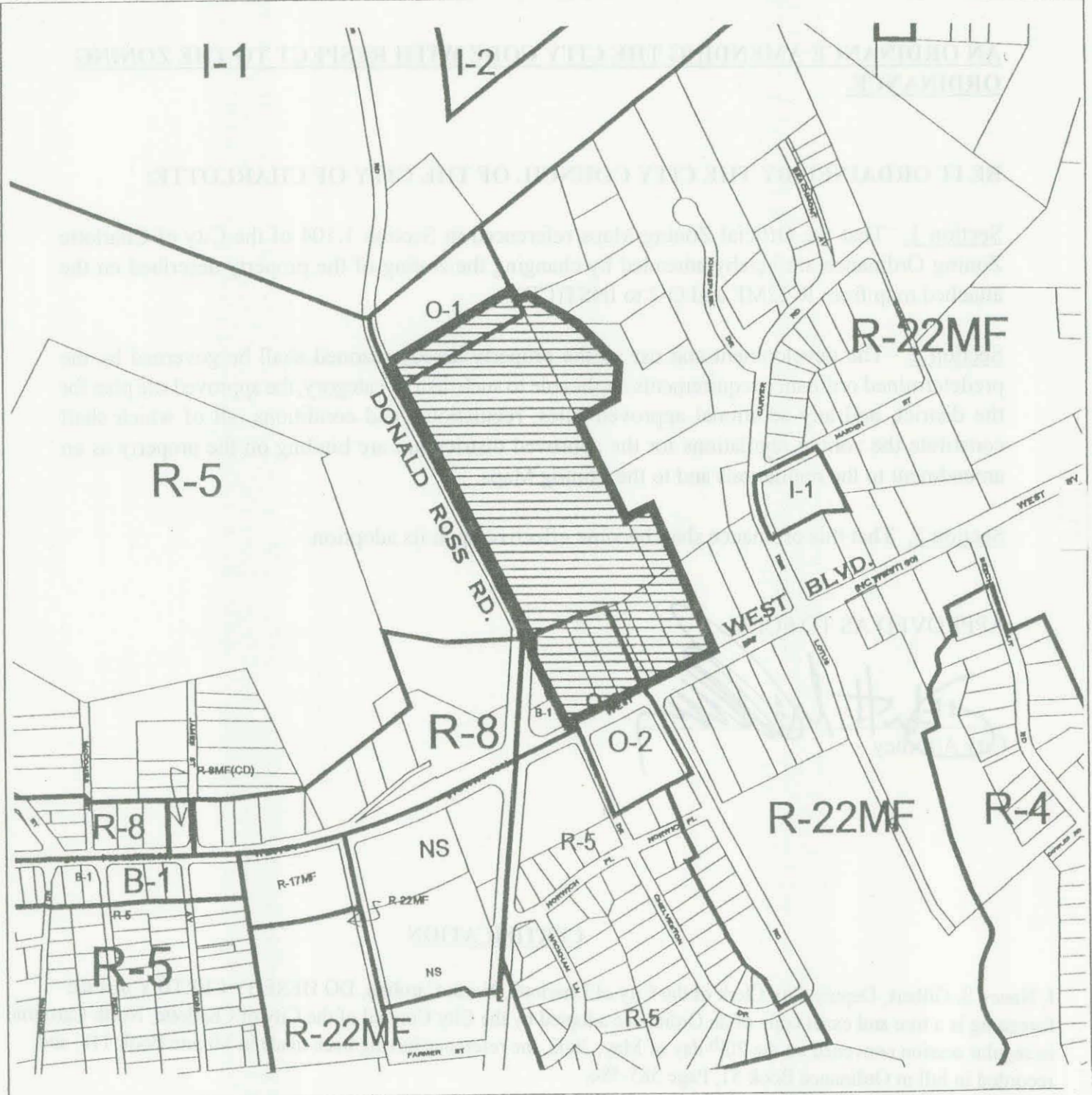
Petitioner: YMCA

Hearing Date: April 15, 2002

Zoning Classification (Existing): R-22MF and O-2

Zoning Classification (Requested): INST(CD)

Acresage & Location Approximately 23.2 acres located on the northeast corner of Donald Ross Road and West Boulevard.



Zoning Map #(s);

103

**Map Legend**

	ED		Floodplain
	Atmosphere		County Line
	Watershed		City Limit/Jard
	Historic District		

Petition No. 2002-043  
Petitioner: Kent Olson

ORDINANCE NO. 2068-Z

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

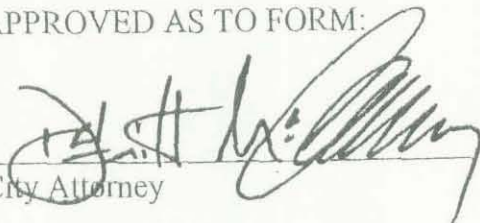
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 O-1(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, 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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 587-588.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-43**

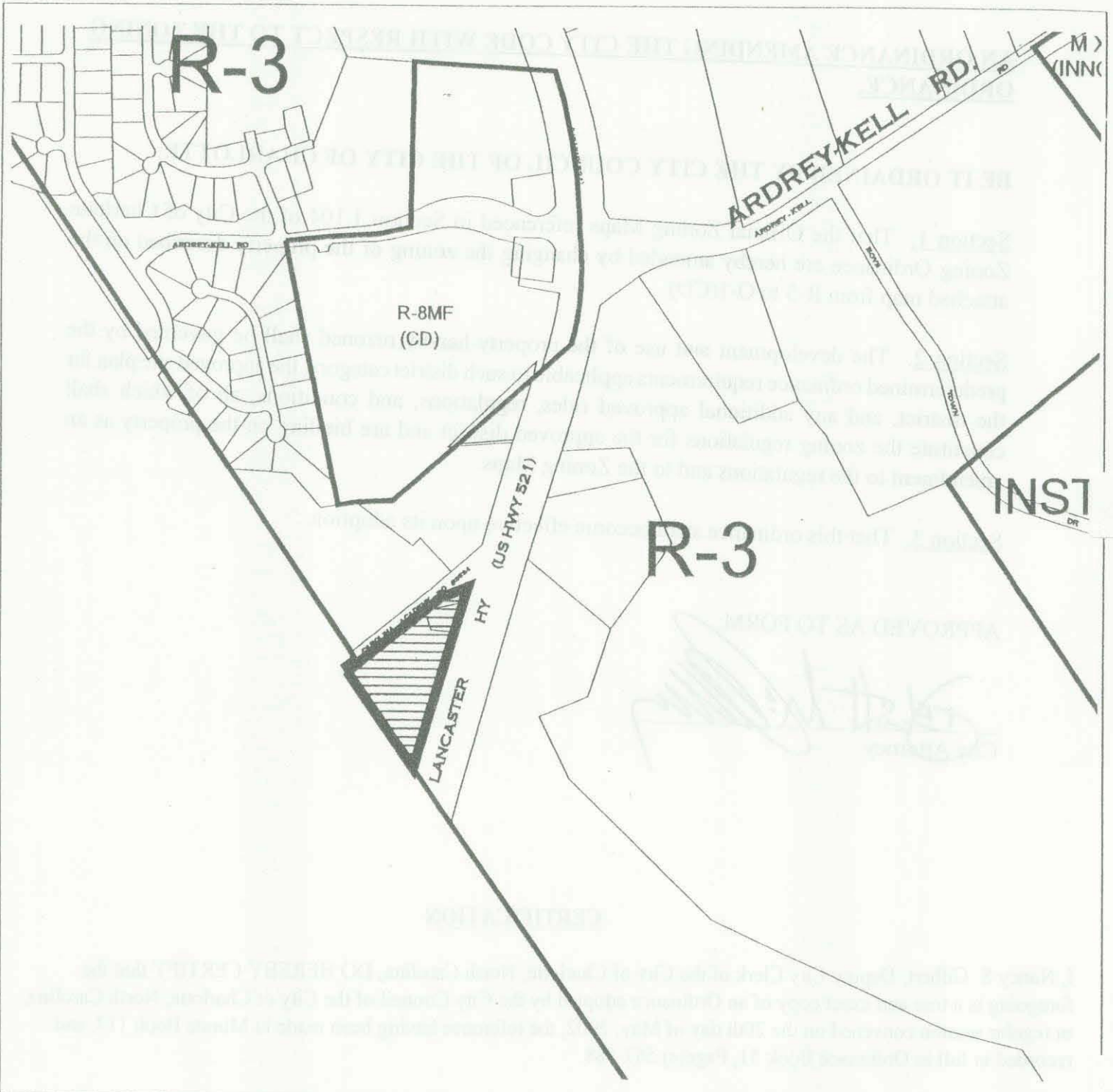
Petitioner: **Kent Olson**

Hearing Date: **April 15, 2002** R-3

Zoning Classification (Existing): \_\_\_\_\_

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

Acresage & Location **Approximately 5.35 acres located between Carolina Academy Road and Lancaster Highway (US Hwy 521) at the county line.**



Zoning Map #(s); **185**

**Map Legend**

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

Petition #: 2002-45  
Petitioner: Jim Plyler c/o AAC Real Estate Services, Inc.

**ORDINANCE NO. 2069** **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:

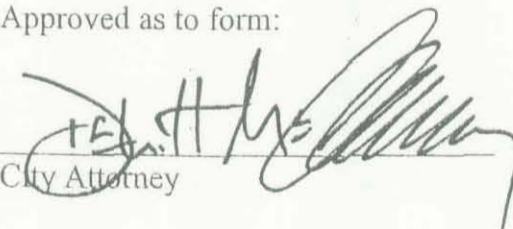
- 1. Amend CHAPTER 9: GENERAL DISTRICTS,
  - A. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. Table of uses, INSTITUTIONAL USES, by adding the designation "PC" under the I-1 and I-2 industrial districts for the use, "Universities, colleges and junior colleges".
  - B. PART 11: INDUSTRIAL DISTRICTS, Section 9.1103. Uses permitted under prescribed conditions, by adding the following in proper alphabetical order:

Universities, colleges, and junior colleges, provided that:

There will be no on-site dormitories, resident halls or similar student housing associated with this use.

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

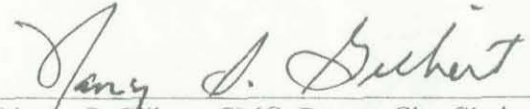
Approved as to form:

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

**CERTIFICATION**

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 20th day of May, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page 589.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2002.

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

Ordinance No. 2002-43  
Enacted by the City Council of the City of Charlotte

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

RE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE

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

**THIS PAGE NOT USED.**

Appendix A - ZONING

A. PART I: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101, Table of Uses and Hierarchy of Districts, to add the designation "TC" under the 1 and 2-1 industrial districts for the use "University colleges and minor colleges."

B. PART II: INDUSTRIAL DISTRICTS, Section 9.102, List of Industrial Districts, to add the following in order alphabetical order:

University colleges and minor colleges, provided that

there will be an on-site demonstration, contact with a zoning official having jurisdiction with the use.

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

Approved as to form:



CITY CLERK

I, Nancy Z. Gilbert, Deputy City Clerk of the City of Charlotte, being a person duly qualified to administer the City Code, 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, on this 20th day of May, 2002, the reference being made to Ordinance Book 51, page 590.

WITNESSED my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2002.

