

ORDINANCE NO. 3544-Z

Ordinance – Coffee Cup Soda Grill

Ordinance designating as a Historic Landmark a property known as the “Coffee Cup Soda Grill” (listed under Tax Parcel Number 07325209 and including the exterior of the café building, and a .10 acre parcel of land shown as “Exhibit A” and listed under Tax Parcel Number 07325209 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2007). The property is owned by Beazer Homes Corporation and is located at 914 South Clarkson Street in the City of Charlotte, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the _____ day of _____, 2007, on the question of designating a property known as the Coffee Cup Soda Grill as a historic landmark; and

Ordinance – Coffee Cup Soda Grill

WHEREAS, the Coffee Cup Soda Grill is the only roadside food stand in the central business district of Charlotte that survives from the 1940s; and

WHEREAS, the Coffee Cup Soda Grill documents how local eateries responded to Charlotte's emergence as an industrial and regional distribution center in the mid-twentieth century; and

WHEREAS, the Coffee Cup Soda Grill has become an icon of racial harmony and understanding in Charlotte and a symbol of African American cuisine; and

WHEREAS, the Coffee Cup Soda Grill has special significance architecturally as a distinctive local example of unaltered Modernism; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Coffee Cup Soda Grill possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Coffee Cup Soda Grill is owned by Beazer Homes Corporation.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Coffee Cup Soda Grill” (listed under Tax Parcel Number 07325209 and including the exterior of the café building, and a .10 acre parcel of land shown as “Exhibit A” and listed under Tax Parcel Number 07325209 in the

Ordinance – Coffee Cup Soda Grill

Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2007) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 914 South Clarkson in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Coffee Cup Soda Grill” (2006).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the original contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay

Ordinance – Coffee Cup Soda Grill

the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

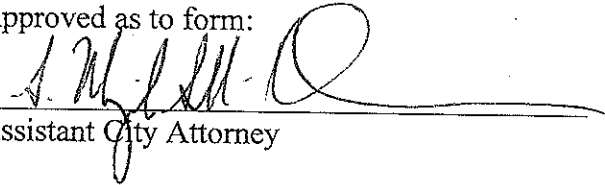
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the "Coffee Cup Soda Grill" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Ordinance – Coffee Cup Soda Grill

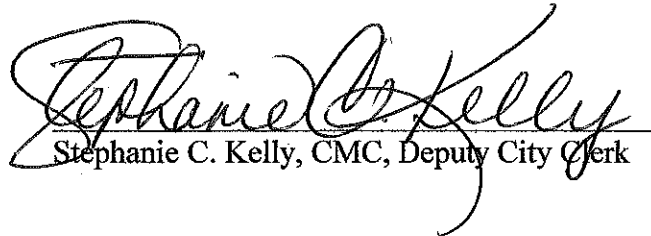
Approved as to form:


Assistant City Attorney

CERTIFICATION

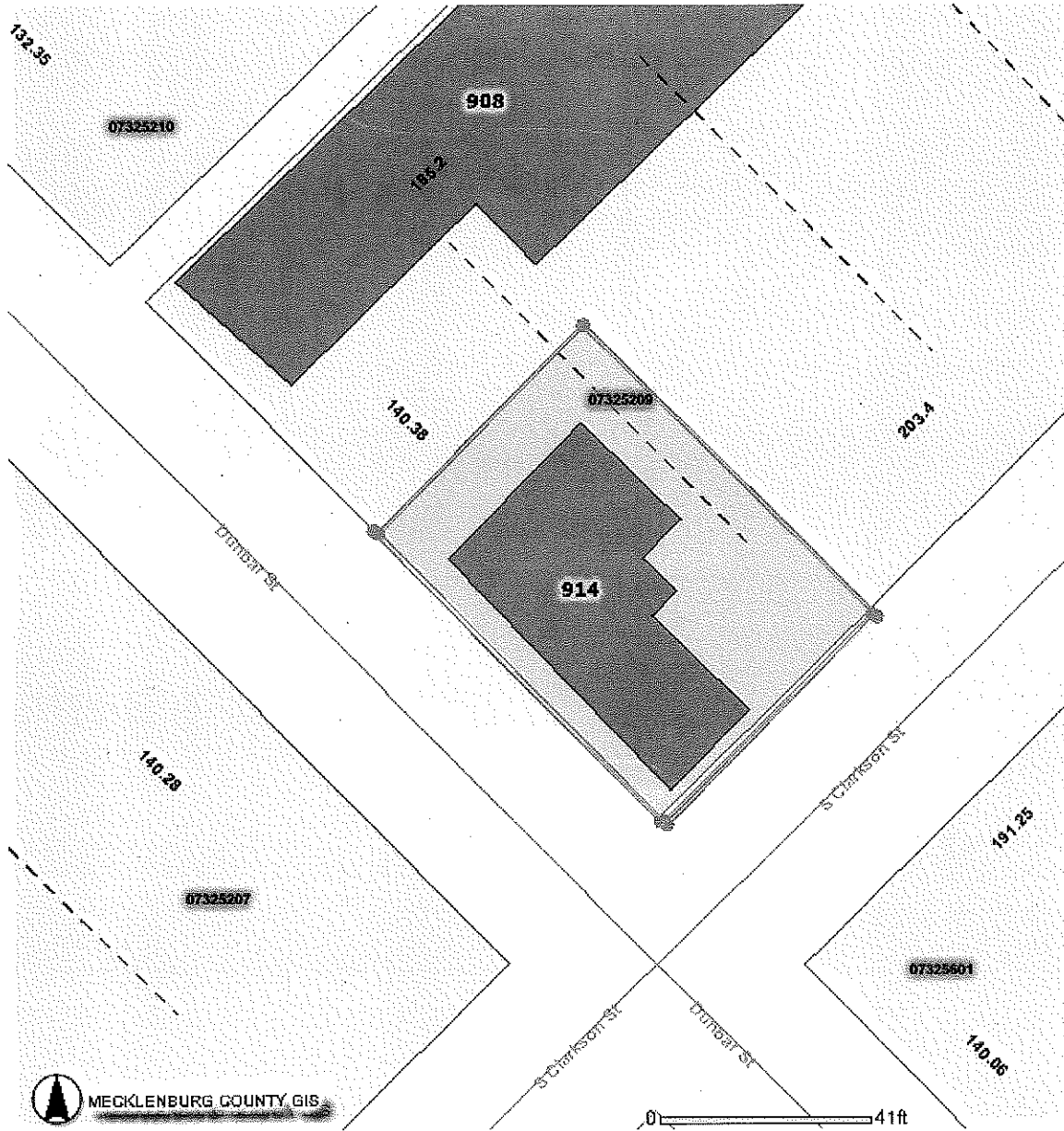
I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 821-821f.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of March, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

Ordinance – Coffee Cup Soda Grill

EXHIBIT A



Petition No. 2006-122
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY
CITY COUNCIL
MAR 19 2007

ORDINANCE #3545

**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:

A. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 4: Accessory Uses and Structures

- a. Modify Section 12.408, "Customary home occupations" by providing cross-references to Chapter 13 (Signs) and Section 12.218, "Commercial vehicle parking in residential areas"; clarifying what type of products may be stored in the residence; adding to the list of noxious machinery impacts, and providing examples of acceptable types of customary home occupations. The revised section shall read as follows:

Section 12.408. Customary home occupations.

Applicability and Exceptions: The following uses are not considered to be customary home occupations, and are exempt from this section:

- (i) Home offices with incidental storage (example is telecommuting from home). Incidental storage shall not exceed 50 square feet in area.
- (ii) Residents whose job location is elsewhere, can bring work-related vehicles home, however, the commercial vehicles regulations of Section 12.218 shall apply.

A customary home occupation shall be permitted as an accessory to any dwelling unit in accordance with the following requirements:

- (1) The home occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling.
- (2) Use of the dwelling for all customary home occupations must be limited to 25 percent of the total floor area of the principal building, or 500 square feet, whichever is less.

Areas used for storage of materials shall be included in determining the percentage of the structure devoted to the customary home occupation. Incidental storage of 50 square feet, or less, shall not count toward determining the percentage devoted to the customary home occupation. If a portion of a room is being used, the entire room will be measured, not just the portion.

Home occupation permits issued prior to the effective date of this section shall be grandfathered. However, any subsequent home occupation permit issued at the same address must be in conformance with these standards.

- (3) No accessory building or outside storage may be used in connection with the home occupation.
- (4) No chemical, mechanical, electrical, construction, paint, landscaping equipment and materials/supplies that are not normally a part of domestic or household equipment may be used or stored, with two exceptions:
 - (a) Medical, dental, and office equipment used for professional purposes may be used.
 - (b) A single trailer with a cargo area/work platform shall not exceed a length of 14' (not including step bumpers less than 18" in length or the moving hitch or tongue), attached to a vehicle at all time-used in the customary home occupation may be stored on the premise overnight, but no construction or industrial equipment can be stored on the trailer.
- (5) Machinery that causes noises, vibration, glare, fumes, odors, dust, detectable at the property line is prohibited. Machinery that causes electrical interference with radio or television reception is also prohibited.
- (6) No internal or external alterations inconsistent with the residential use of the building will be permitted. There shall be no evidence on the exterior of the premises or visible from the exterior of the premises that the property is used in any way other than for a dwelling.
- (7) Only residents of the dwelling may be engaged in work activities at the residence. If the customary home occupation has other employees, those employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, or similar purposes.

- (8) No display of products shall be visible from the street
- (9) The number of vehicles used by clients or business related visitors to any home occupation shall be limited to two at any given time.
- (10) Vehicles used in connection with the conduct of the customary home occupation shall comply with the requirements of Section 12.218, "Commercial vehicle parking in residential areas".
- (11) No detached signs or wall signs shall be permitted for the customary home occupation.
- (12) Clients or business related visitors shall be by appointment only.
- (13) Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to 7:00 am to 8:00 pm.


Permitted customary home occupations include, but are not limited to: home based businesses such as offices for professionals such as architects, brokers, counselors, clergy, dentists, doctors, cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, landscape and or building contractors, landscape design, surveyors, cleaning services, alterations, certified massage therapists, retail sales of goods by appointment only, manufacturer's representatives, travel agents, telecommuting, gift baskets, instructional services (such as teaching music, dance, art, tutoring), home craft businesses (such as artists, quilters, sculptors, musicians, dressmakers, milliners, weavers, lapidary, jewelry making, photographers, and furniture making), and other similar uses.

Home baked goods with no products sold directly from the house, and subject other applicable regulations including Building Code and Mecklenburg County Health Department regulations.

Prohibited customary home occupations include, but are not limited to: caterers, food vendors, equipment and vehicle repair shops, appliance repair shops, small mechanical repair shops, barber shops, beauty shops, kennels, commercial bakeries, veterinarian clinics, funeral homes, commercial cabinetry shop, welding, trucking, adult oriented businesses, warehousing, on-site vehicular sales, and other similar uses.

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

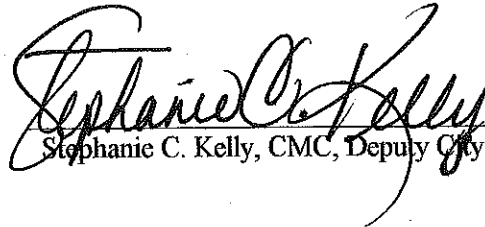
Approved as to form:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 826-829.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition No. 2007-004
Petitioner: *Freedom House Church*

APPROVED BY
CITY COUNCIL.

MAR 19 2007

ORDINANCE #3546-Z

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

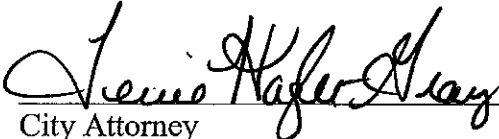
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

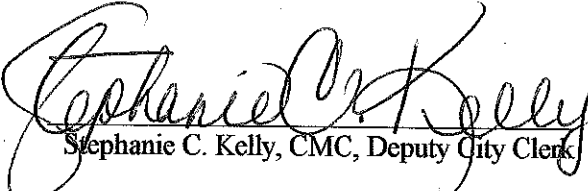
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 830-831

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

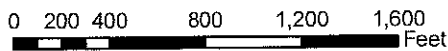
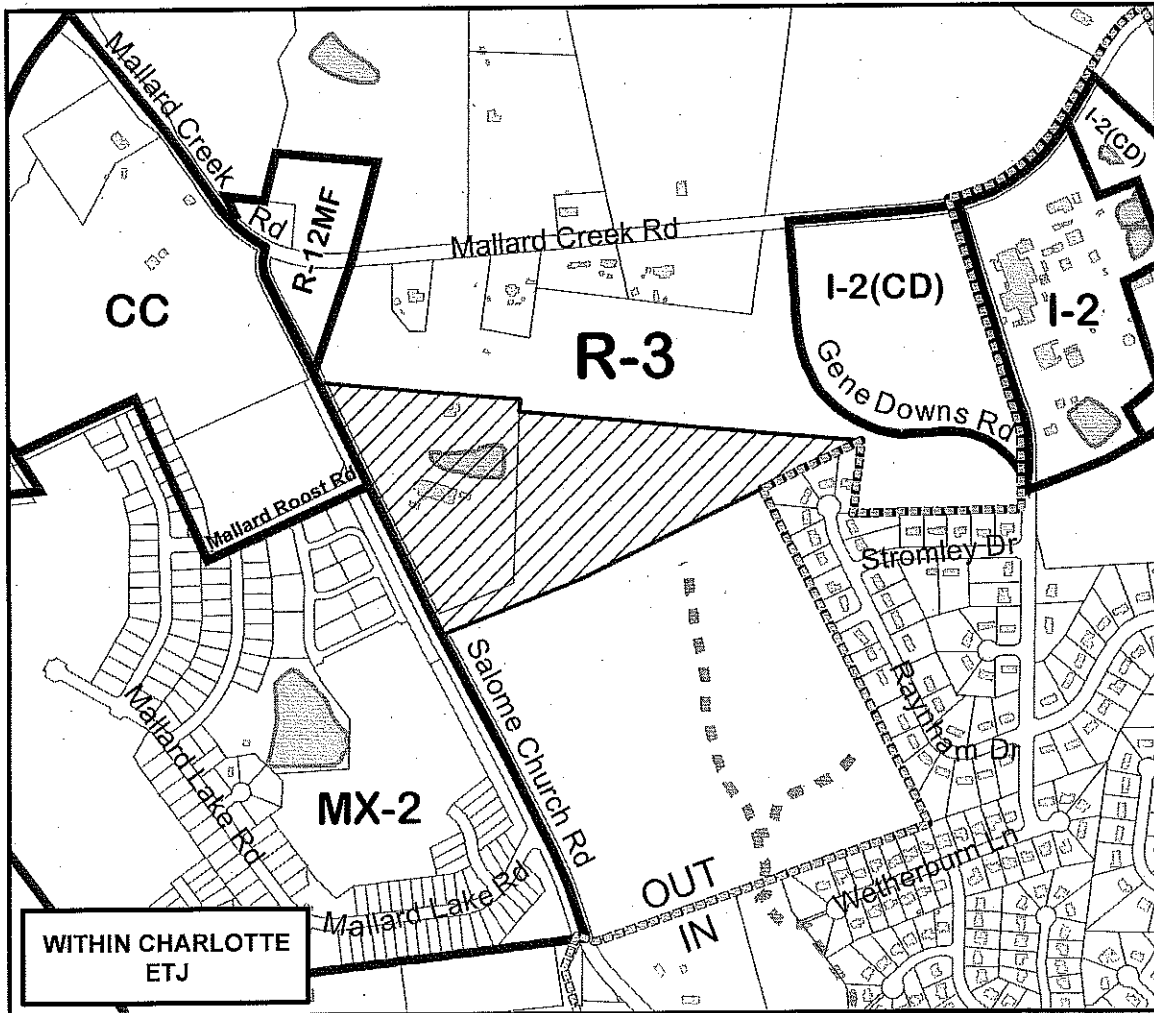
Petition #: **2007-004**

Petitioner: Freedom House Church

Zoning Classification (Existing): R-3
 (Single-Family Residential, up to 3 dwelling units per acre)

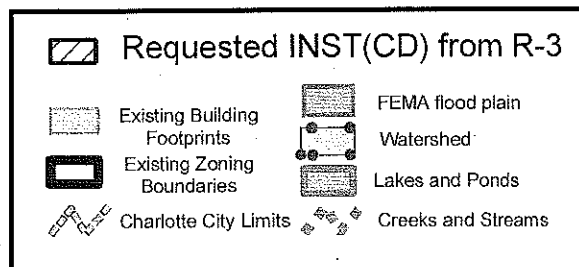
Zoning Classification (Requested): INST(CD)
 (Institutional, Conditional)

Acreeage & Location : Approximately 26.63 acres located on the east side of Salome Church Road south of Mallard Creek Road.



Zoning Map #(s) **41**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 10-24-2006



Petition No. 2007-005
Petitioner: *Hulme Repairs, LLC*

APPROVED BY
CITY COUNCIL
MAR 19 2007

ORDINANCE #3547-Z

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

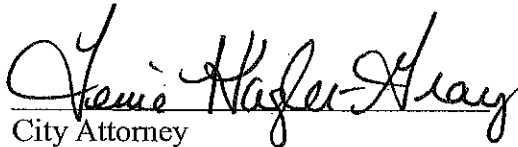
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 UR-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.

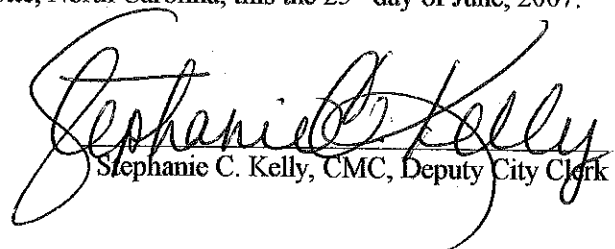
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 832-833.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

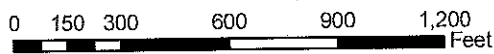
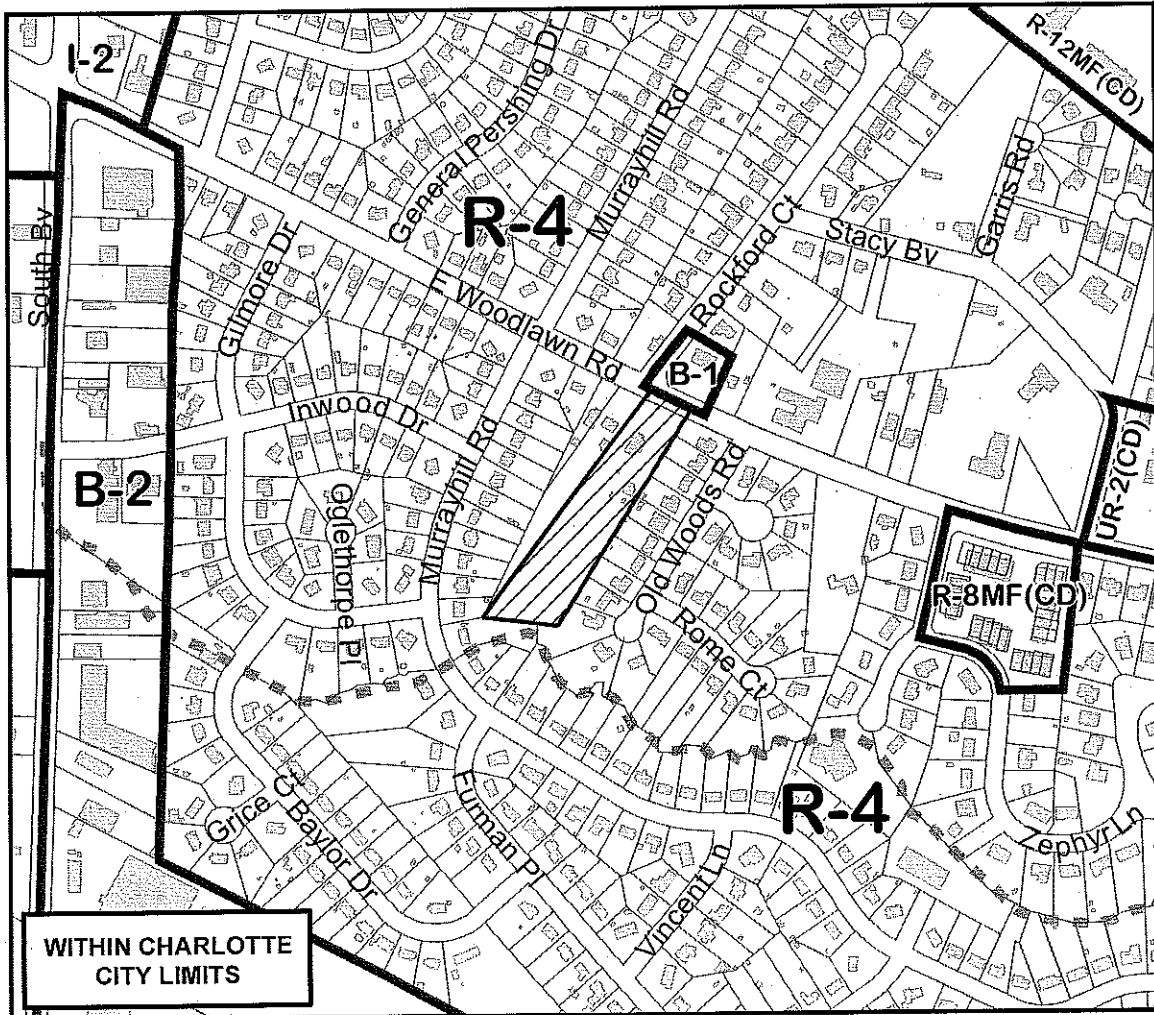
Petition #: **2007-005**

Petitioner: Hulme Repairs, LLC

Zoning Classification (Existing): R-4
(Single-Family Residential, up to 4 dwelling units per acre)

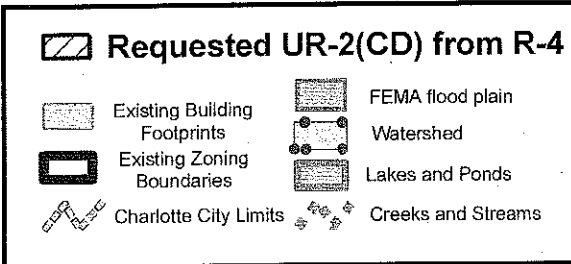
Zoning Classification (Requested): UR-2(CD)
(Urban Residential, Conditional)

Acreeage & Location : Approximately 2.59 acres located on the southeast corner of E Woodlawn Road and Rockford Court.



Zoning Map #(s) **131**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-25-2006



Petition No. 2007-006
Petitioner: *York Development Group*

APPROVED BY
CITY COUNCIL
MAR 19 2007

ORDINANCE #3548-Z

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

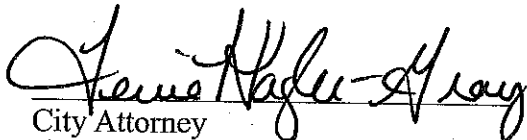
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-1 to NS.

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.

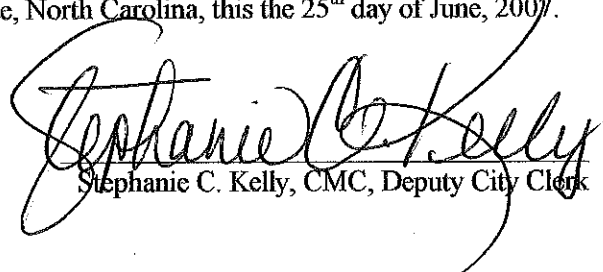
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 834-835.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

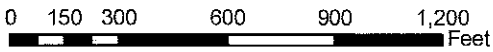
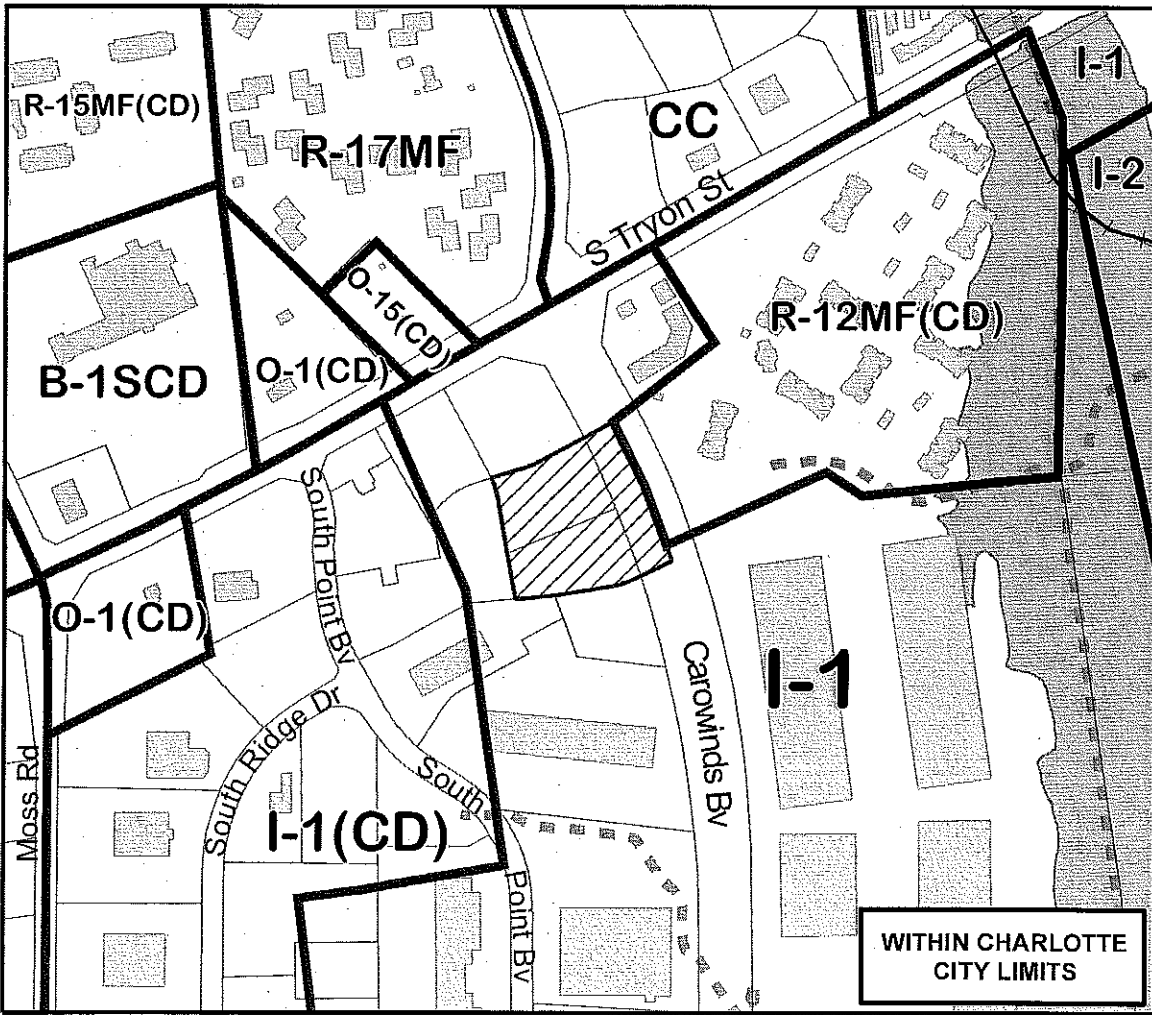
Petition #: **2007-006**

Petitioner: York Development Group

Zoning Classification (Existing): I-1
(Light Industrial)

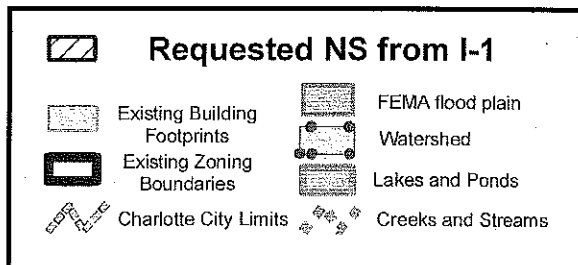
Zoning Classification (Requested): NS
(Neighborhood Services)

Acreeage & Location : Approximately 2.83 acres located on the west side of Carowinds Boulevard south of S Tryon Street.



Zoning Map #(s) **155**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-25-2006



CITY ZONE CHANGE

Petition No. 2007-014
Petitioner: CMPC

APPROVED BY
CITY COUNCIL

ORDINANCE #3549Z MAR 19 2007

ZONING REGULATIONS

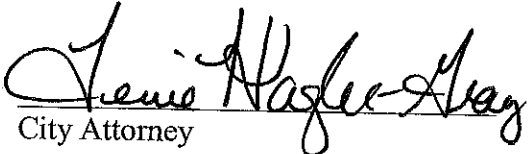
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-1 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

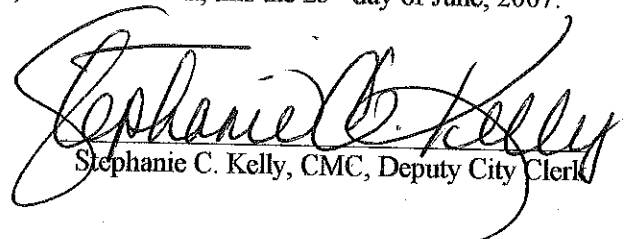
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 836-837.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

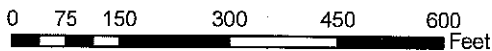
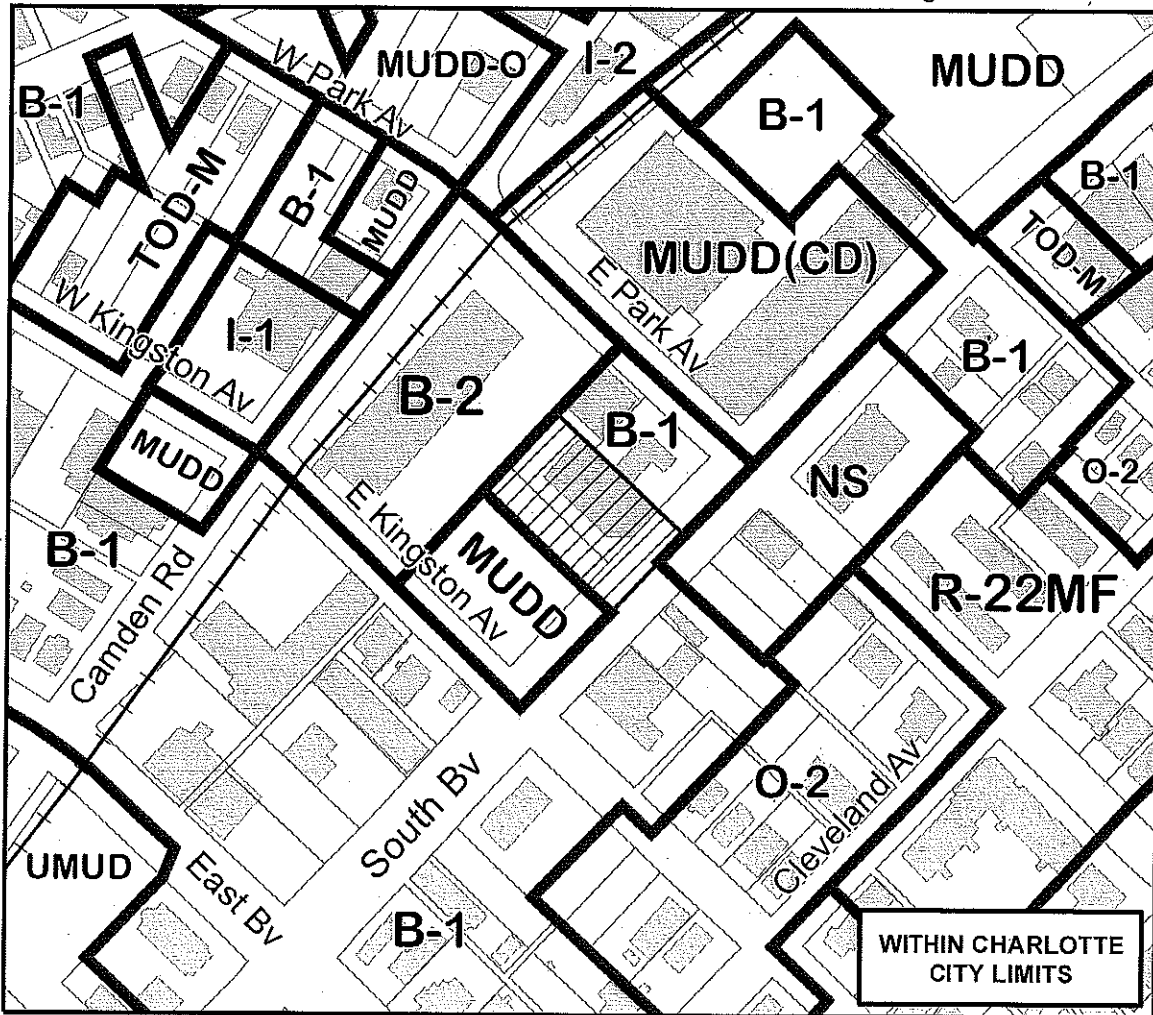
Petition #: **2007-014**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-1
 (Neighborhood Business)

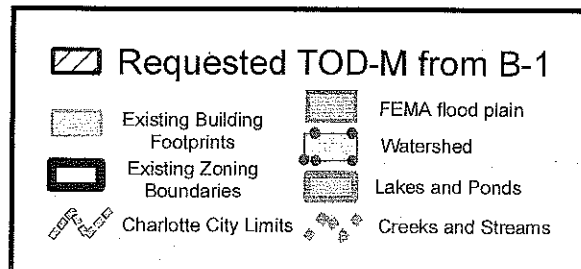
Zoning Classification (Requested): TOD-M
 (Transit Oriented Development, Mixed-Use)

Acreage & Location : Approximately 0.65 acres located on the west side of South Boulevard between E Park Avenue and E Kingston Avenue.



Zoning Map #(s) **102**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 11-20-2006



APPROVED BY
CITY COUNCIL

Petition No. 2007-015
Petitioner: *Trinity Partners*
ORDINANCE #3550-Z

MAR 19 2007

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

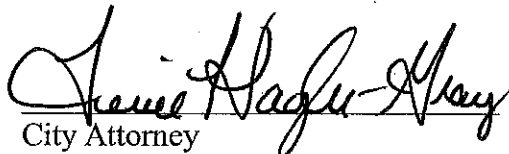
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1SCD to O-3(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.

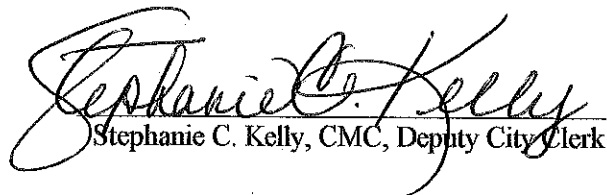
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 838-839.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2007-015**

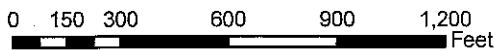
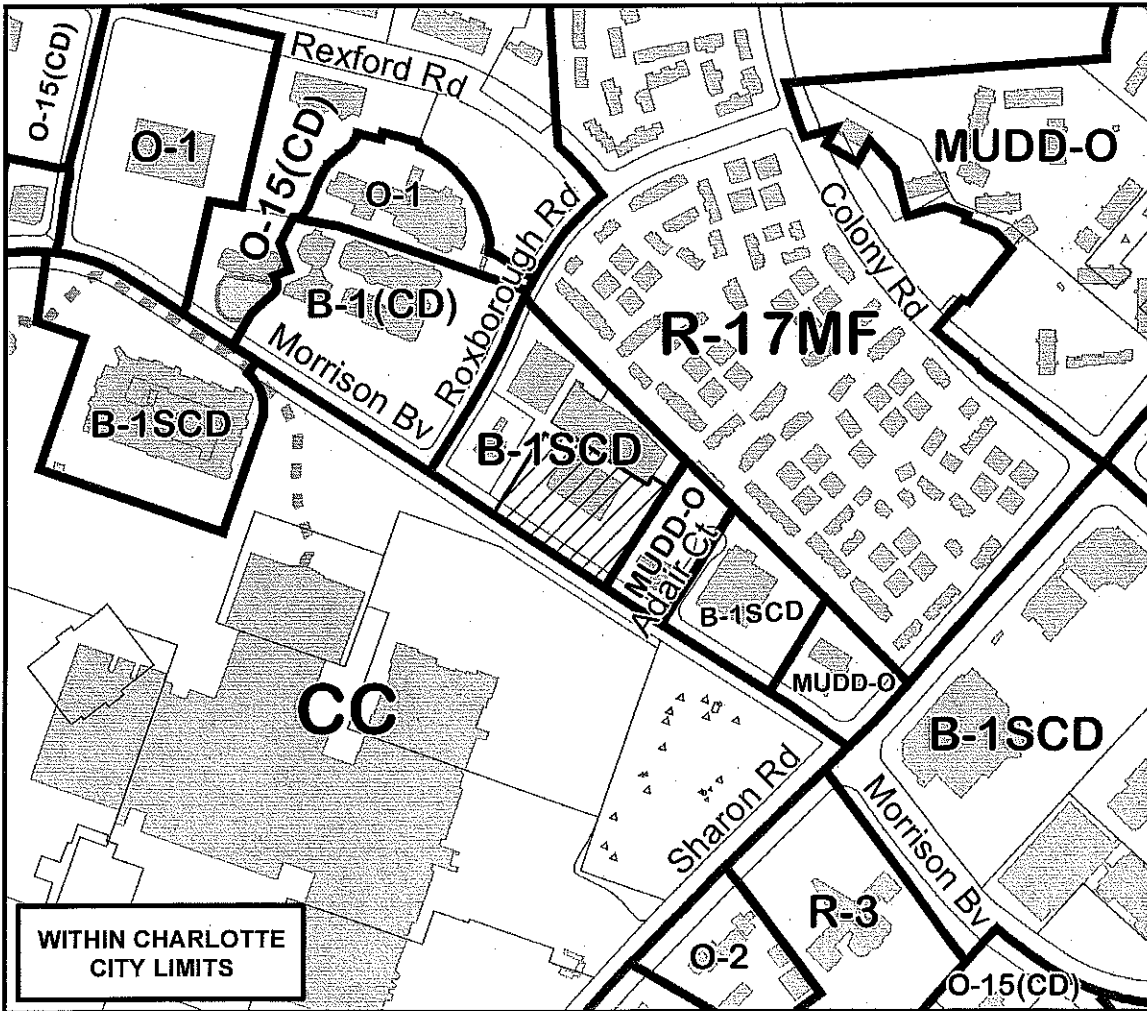
Trinity Partners, as Agent for

Petitioner: CF Office Charlotte III LP and C F Charlotte Office IV LP

Zoning Classification (Existing): B-1SCD
(Business, Shopping Center District)

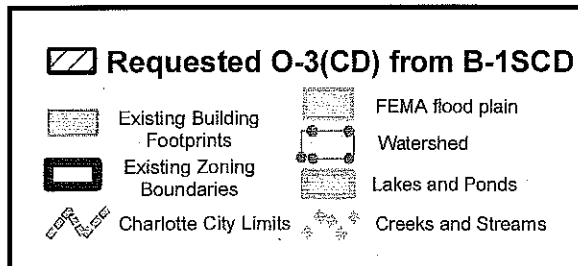
Zoning Classification (Requested): O-3(CD)
(Office, Conditional)

Acreage & Location : Approximately 2.29 acres located on the north side of Morrison Boulevard between Adair Court and Roxborough Road.



Zoning Map #(s) **135**

Map Produced by the
Charlotte-Mecklenburg Planning Department
01-09-2007



Petition No. 2007-016
Petitioner: *Linder Industrial Machine*
ORDINANCE #3551-Z

APPROVED BY
CITY COUNCIL
MAR 19 2007

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

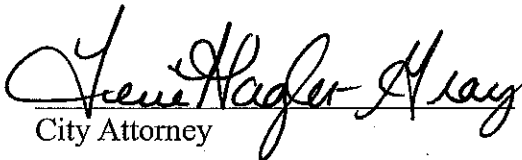
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2(CD) 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.

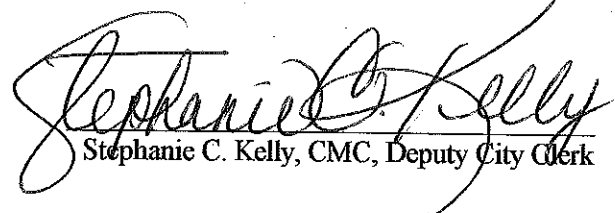
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 840-841

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

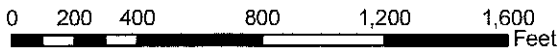
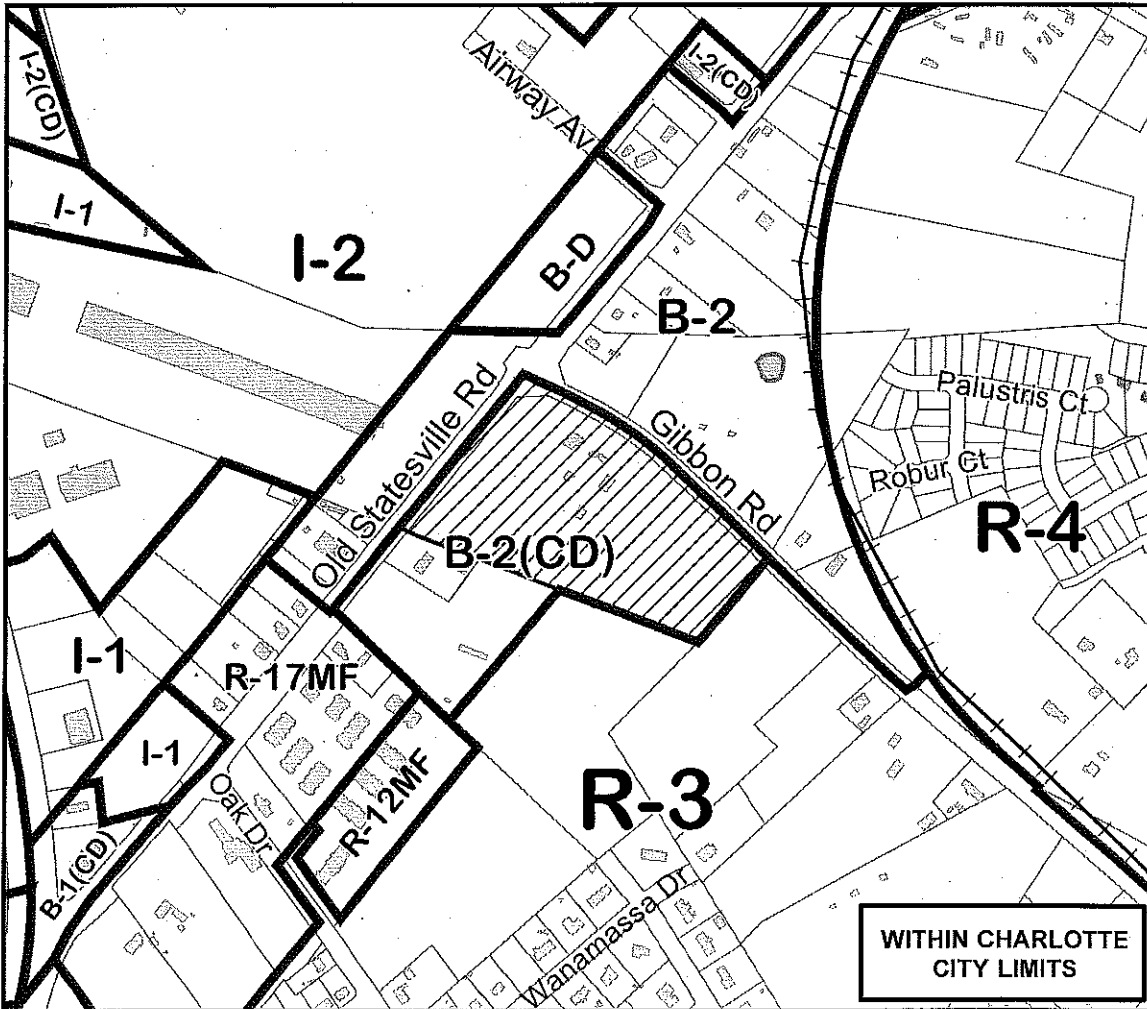
Petition #: **2007-016**

Petitioner: Linder Industrial Machine Company

Zoning Classification (Existing): B-2(CD)
(General Business, Conditional)

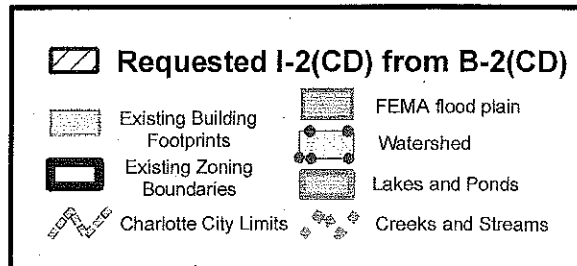
Zoning Classification (Requested): I-2(CD)
(General Industrial, Conditional)

Acreeage & Location : Approximately 10.56 acres located on the southeast corner of Old Statesville Road and Gibbon Road.



Zoning Map #(s) **60**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-27-2006



Petition No. 2007-020
Petitioner: *James Knuckles, LLC*

APPROVED BY
CITY COUNCIL
MAR 19 2007

ORDINANCE #3552-Z

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

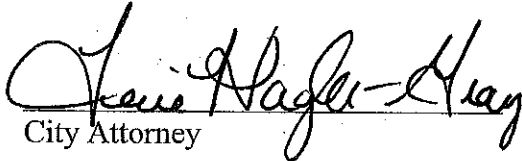
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-1(CD) 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.

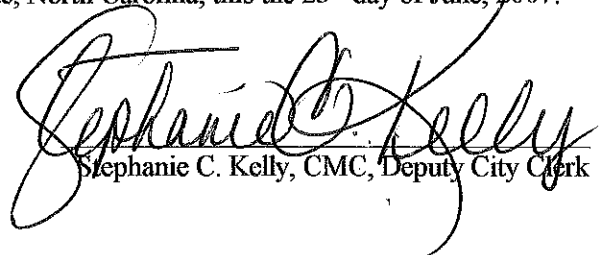
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 842-843.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

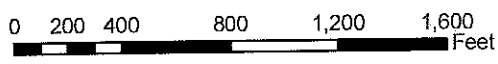
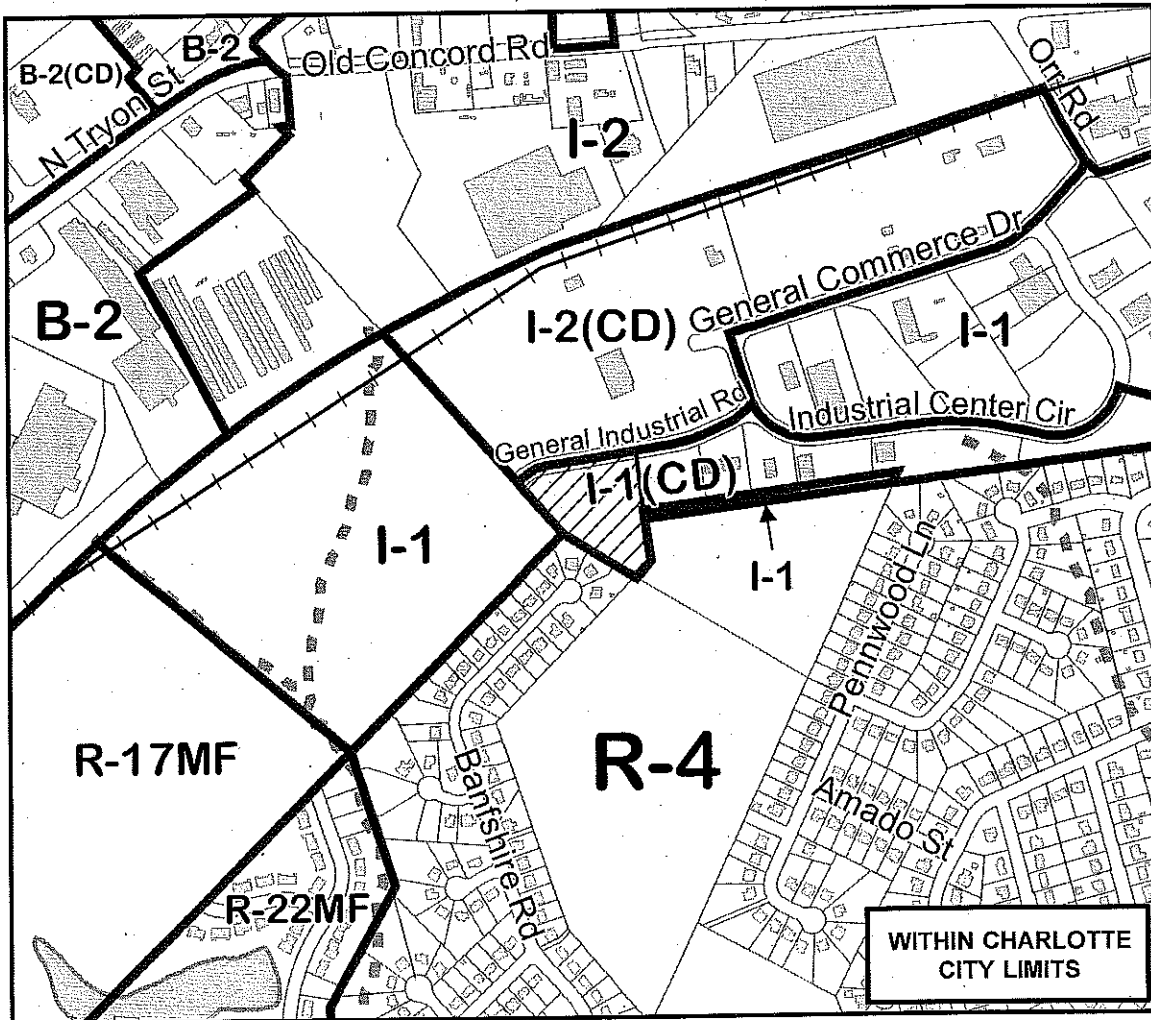
Petition #: **2007-020**

Petitioner: James Knuckles, LLC

Zoning Classification (Existing): I-1(CD)
(Light Industrial, Conditional)

Zoning Classification (Requested): I-2(CD)
(General Industrial, Conditional)

Acreeage & Location : Approximately 2.80 acres located on the south side of General Industrial Road, south of Old Concord Road.



Zoning Map #(s) **77**

Map Produced by the
Charlotte-Mecklenburg Planning Department
11-28-2006



	Requested I-2(CD) from I-1(CD)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

APPROVED BY
CITY COUNCIL

Petition No. 2007-028
Petitioner: *Boulevard at Church and Bland, LLC*

MAR 19 2007

ORDINANCE #3553-Z

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

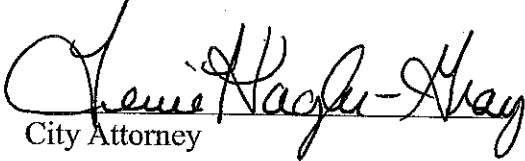
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MUDD to TOD-MO.

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.

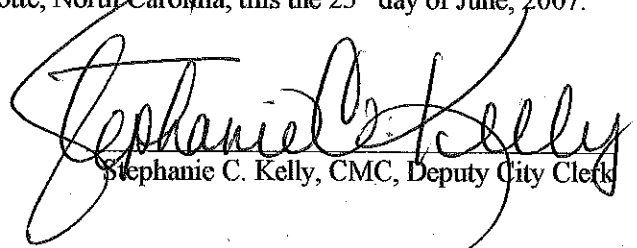
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 19th day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 844-845.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2007.


Stephanie C. Kelly, CMC, Deputy City Clerk

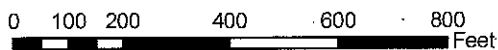
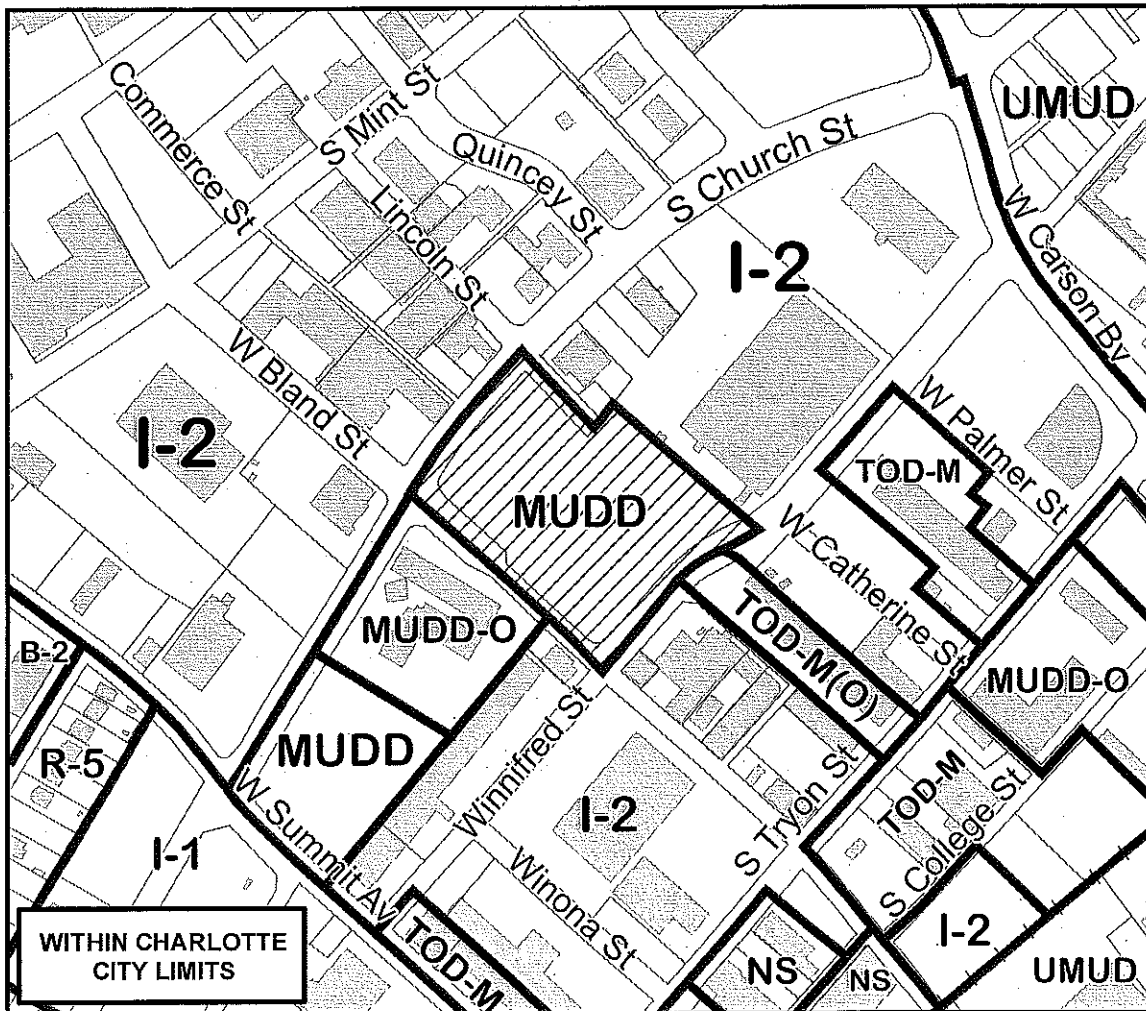
Petition #: **2007-028**

Petitioner: The Boulevard at Church and Bland LLC

Zoning Classification (Existing): MUDD
(Mixed Use Development District)

Zoning Classification (Requested): TOD-MO
(Transit Oriented Development, Mixed Use, Optional)

Acreage & Location : Approximately 3.34 acres located on the north side of W Bland Street between Winnifred Street and S Church Street.



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Department
12-20-2006

