

Petition No.2007-112

Petitioner: Charter Properties, Inc.

ORDINANCE NO. 3718-Z

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

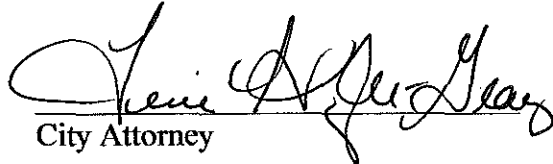
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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(CD) and R-22MF(CD) 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, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 143-144.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of January, 2008.


Brenda R. Freeze, CMC, City Clerk

APPROVED BY
CITY COUNCIL
NOV 19 2007

Petition No.2007-079
Petitioner: Charter Properties and Cambridge properties

ORDINANCE NO. 3735-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, B-1(CD) and R-3 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.

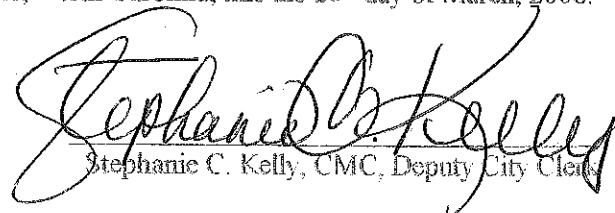
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 171-172.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2007-079**

Charter Properties

Petitioner: Cambridge Properties

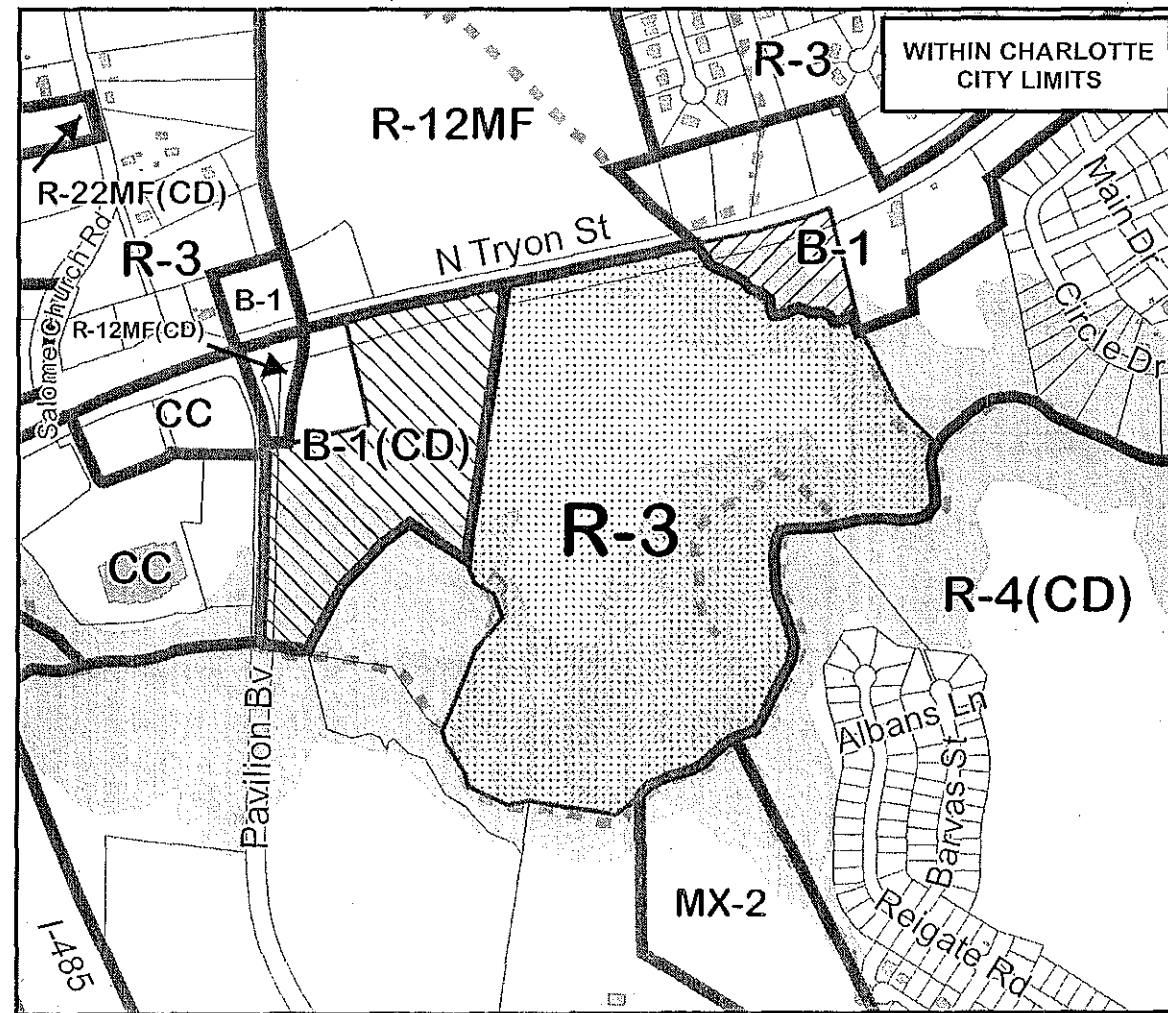
Zoning Classification (Existing): B-1, B-1(CD) and R-3

(Neighborhood Business, Neighborhood Business, Conditional and Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): NS

(Neighborhood Services)

Acreage & Location : Approximately 74.40 acres located on the south side of N Tryon Street and the east side of Pavilion Boulevard.



0 200 400 800 1,200 1,600 Feet

Zoning Map #(s) **54**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 05-23-2007

	Requested NS from B-1		Requested NS from R-3
	Requested NS from B-1(CD)		FEMA flood plain
	Requested NS from R-3		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

CITY ZONE CHANGE

Petition No. 2007-090
Petitioner: CMPC

ORDINANCE NO. 3736-Z

ZONING REGULATIONS

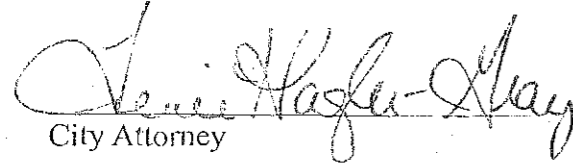
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 and I-2 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.

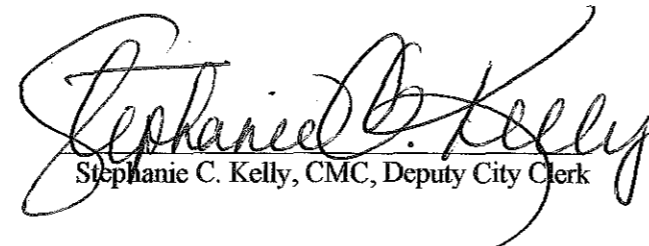
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 173-174.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

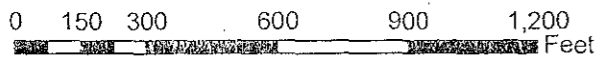
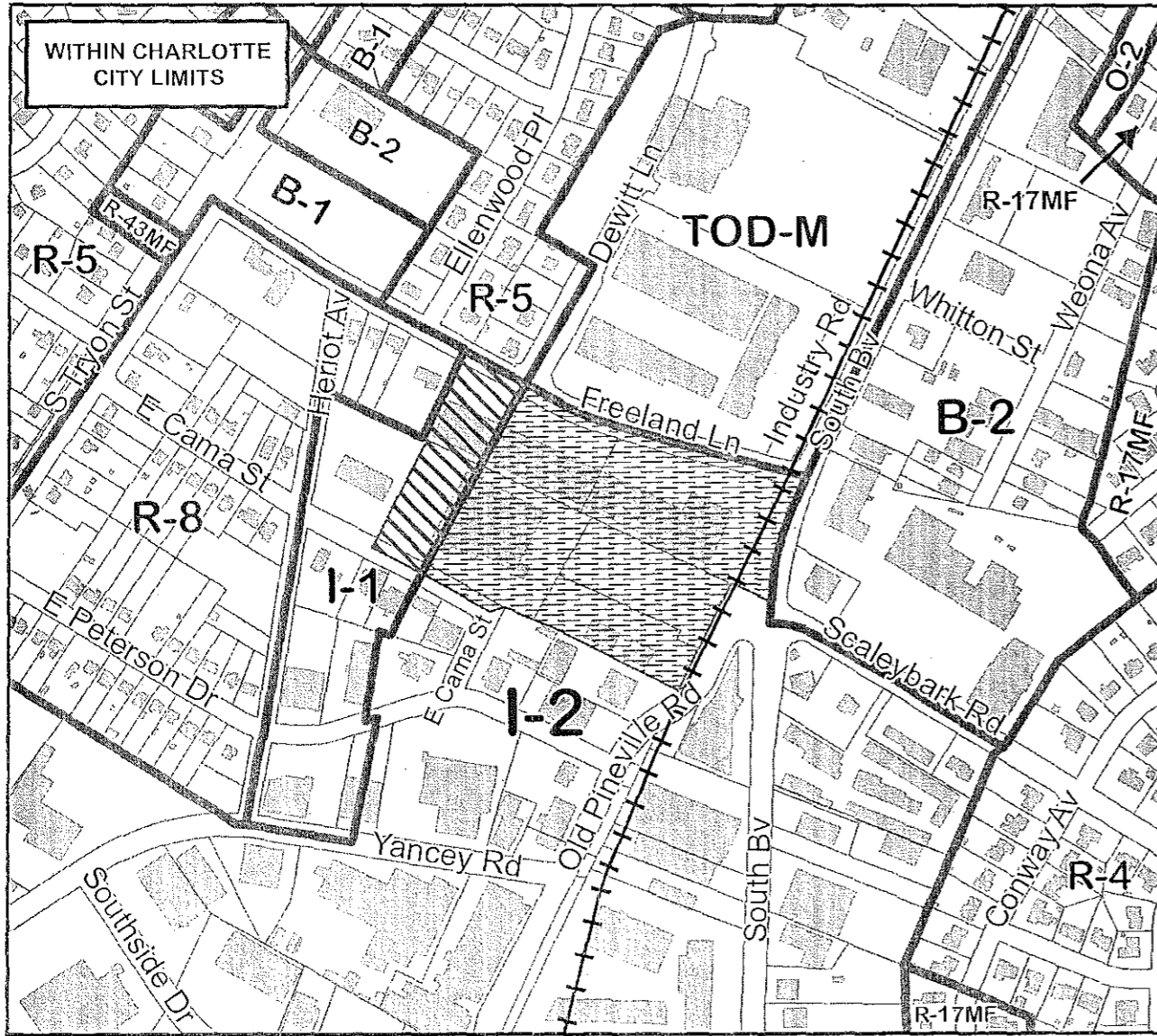
Petition #: 2007-090

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-1 and I-2
(Light Industrial and General Industrial)

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

Acreage & Location : Approximately 10.55 acres located on the southwest corner of South Boulevard and Freeland Ln.



Zoning Map #(s) 110,126

Map Produced by the
Charlotte-Mecklenburg Planning Department
04-23-2007

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

Petition No.2007-105
Petitioner: Pebble Creek LLC

ORDINANCE NO. 3737-Z

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

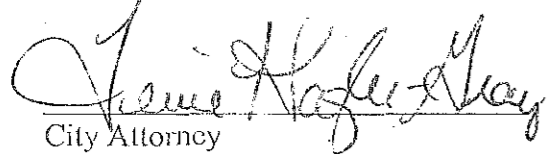
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-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.

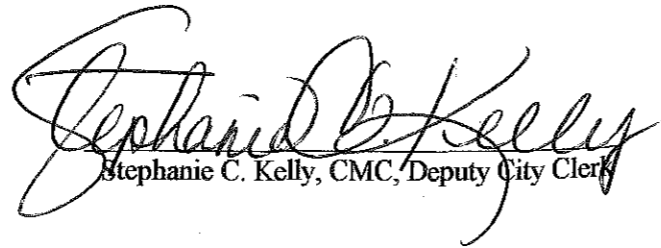
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 175-176.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

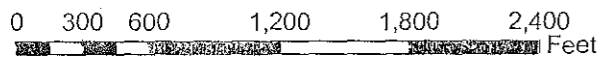
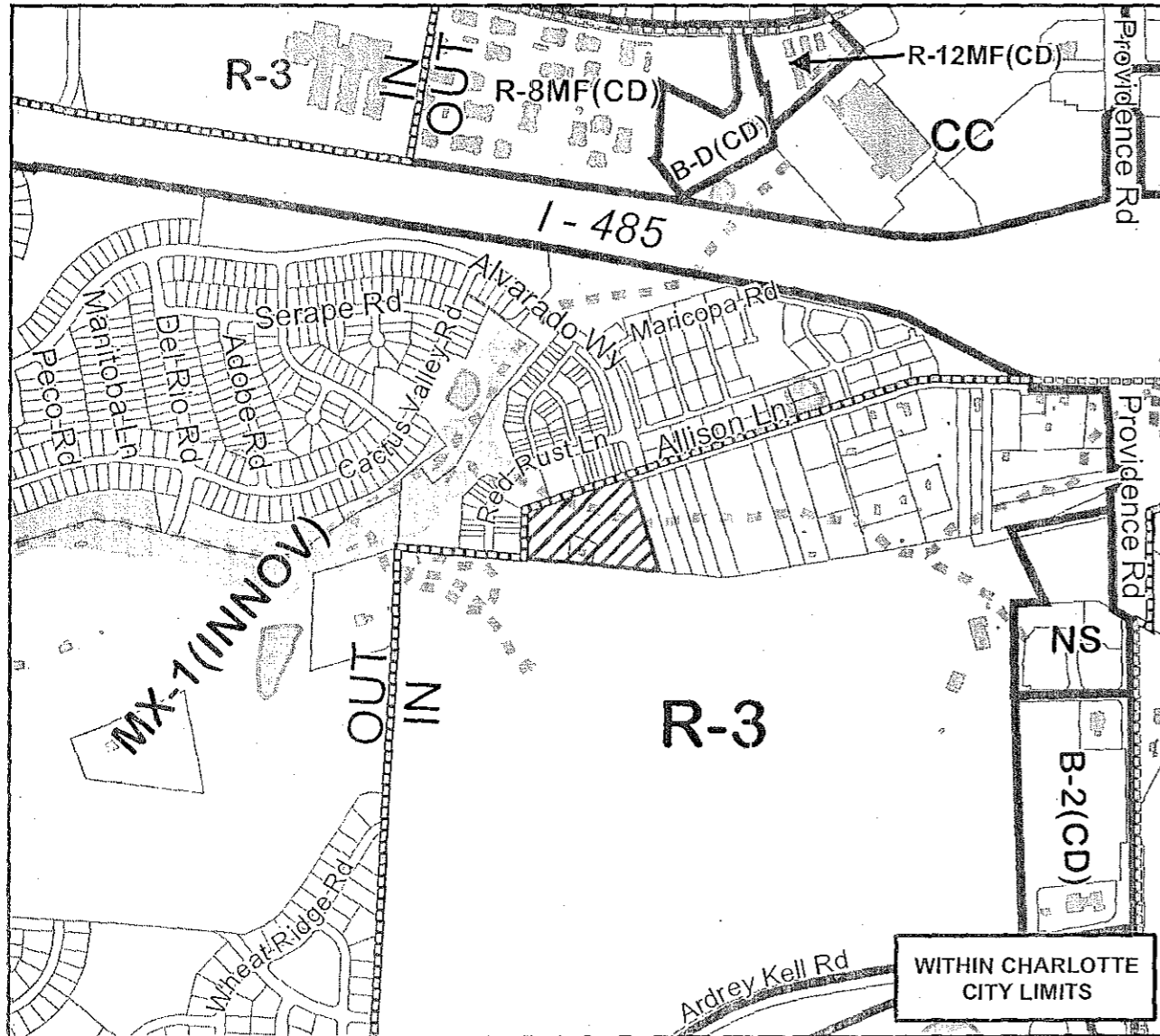
Petition #: 2007-105

Petitioner: Pebble Creek, LLC

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

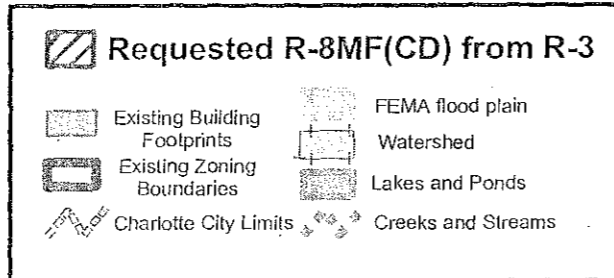
Zoning Classification (Requested): R-8MF(CD)
(Multi-Family Residential, up to 8 dwelling units per acre)

Acreage & Location : Approximately 5.34 acres located on the southwest corner of Allison Lane and Alvarado Way.



Zoning Map #(s) 181

Map Produced by the
Charlotte-Mecklenburg Planning Department
05-31-2007



Petition No. 2007-117
Petitioner: Select One Sports Club

ORDINANCE NO. 3483-Z

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

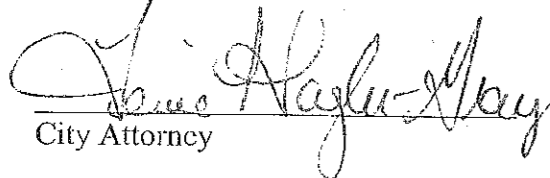
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 O-1(CD)SPA.

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.

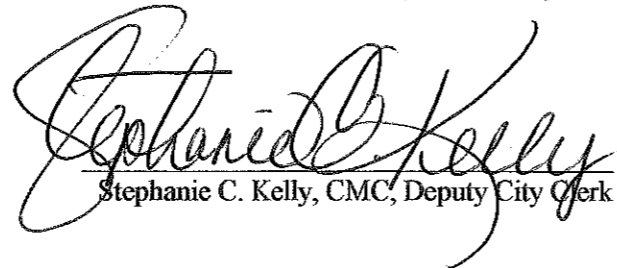
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 177-178.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2007-117**

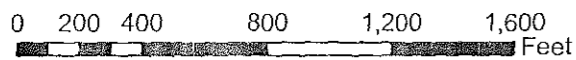
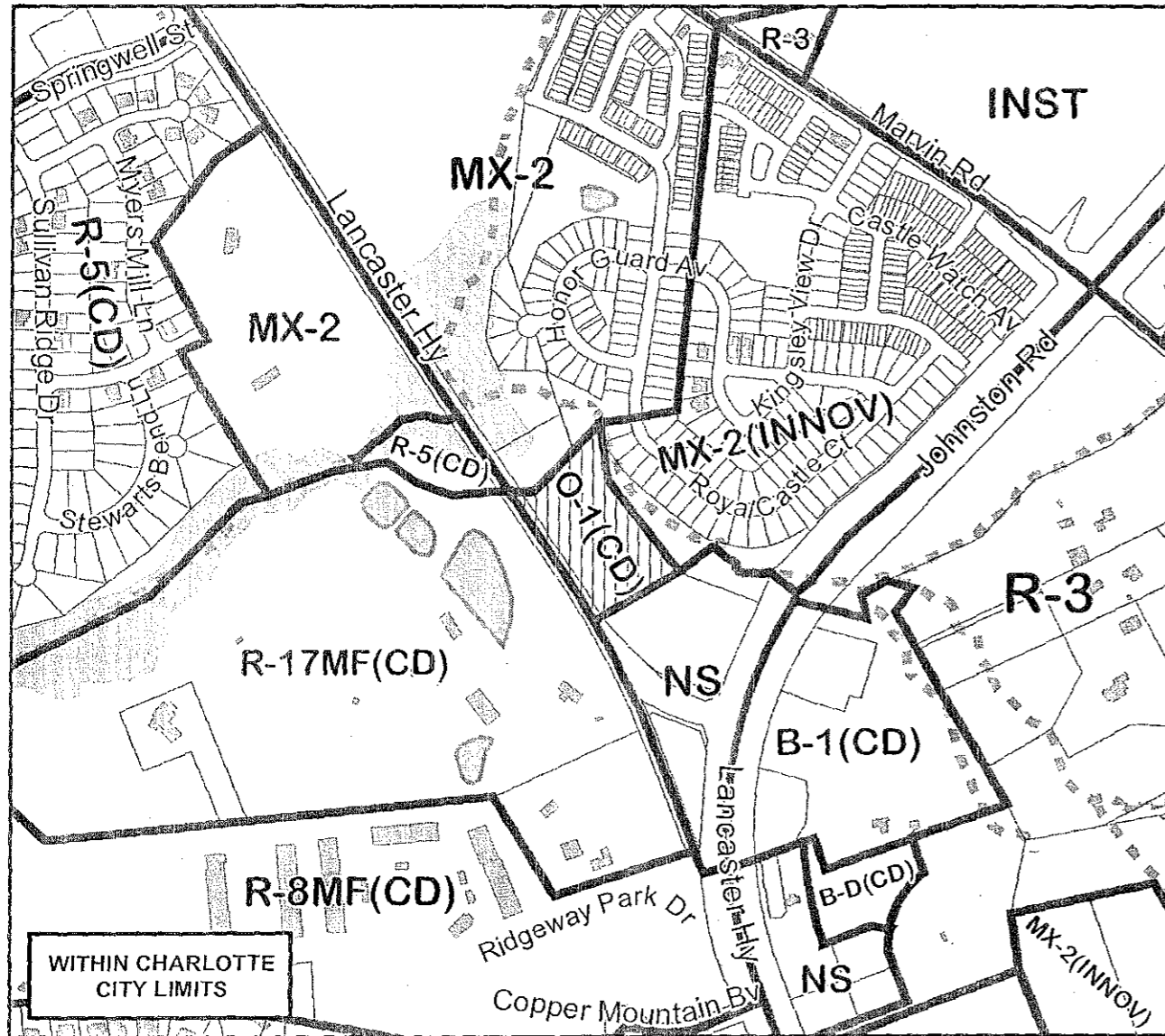
John Nasruddin

Petitioner: Select One Sports Club

Zoning Classification (Existing): O-1(CD)
(Office, Conditional)

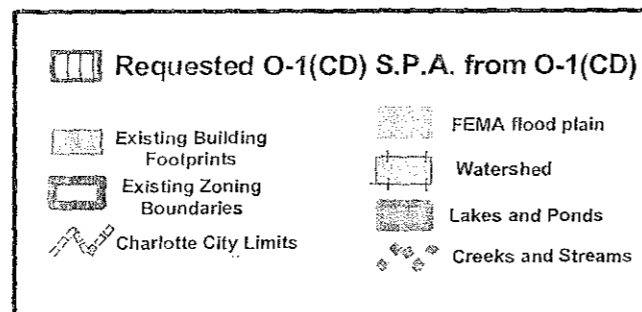
Zoning Classification (Requested): O-1(CD) S.P.A.
(Office, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 4.47 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road.



Zoning Map #(s) **185**

Map Produced by the
Charlotte-Mecklenburg Planning Department
06-22-2007



Petition No. 2007-119
Petitioner: Charlotte-Mecklenburg Planning Commission

Approved by City Council
November 19, 2007

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

ORDINANCE NO. 3739

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 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: Definitions

- a. Amend Section 2.201, "Definitions" to include a definition for zoning districts in alphabetical order. The new definition shall read as follows:

Zoning Districts.

The term "zoning districts" refers to base or underlying zoning districts, overlay districts, and conditional districts.

B. CHAPTER 10: OVERLAY DISTRICTS

1. PART 2: Historic Districts

- a. Amend Section 10.201, "Purpose" by changing the title and amending the text to clarify that the Historic Overlay District standards and regulations for exterior features as described in Section 10.204 shall supersede the other zoning districts and overlay district regulations. The revised section shall read as follows:

Section 10.201. Purpose and Applicability

The purpose of a local historic district is to encourage the restoration, preservation, rehabilitation, and conservation of historically, architecturally, and archaeologically significant areas, structures, buildings, sites, and objects and their surroundings from potentially adverse influences which may cause the decline, decay, or total

destruction of important historical, architectural, and archaeological features, which are a part of the City's heritage, and to review new construction design to ensure compatibility with the character of the district. The historic district will be applied as an overlay zoning district which will supersede other zoning districts with respect to compatibility, context, and appropriateness of exterior features as described in Section 10.204 within a designated local historic district.

2. PART 10: Pedestrian Overlay District

- a. Amend Section 10.803, "Development Standards" by amending the first paragraph to clarify that historic overlay district regulations and standards take precedent over the PED overlay district. The remainder of the section shall remain unchanged. The revision to the first paragraph shall read as follows:

Section 10.803. Development standards.

The following PED Overlay standards and requirements have precedence over the underlying zoning district standards and requirements, with one exception. If the regulations of PED conflict with those of a Historic Overlay District, then Historic Overlay District regulations and standards for exterior features as described in Section 10.204 shall take precedence over the PED regulations and standards. The PED development standards shall apply to all buildings or uses in PED unless specified otherwise in Section 10.805.

- b. Amend Section 10.805, "Applicability" by amending the first paragraph to clarify that historic overlay district regulations and standards take precedent over the PED overlay district. The revised section and first paragraph shall read as follows. The remainder of the section shall remain unchanged.

Section 10.805. Applicability.

The PED will be applied to selected corridors as an overlay to existing zoning districts, but will not be applicable to the Mixed Use Development District (MUDD), Uptown Mixed Use District (UMUD), and the Neighborhood Services District (NS). If the regulations and standards of this Pedestrian Overlay District conflict with those of the underlying district, those of this overlay district shall apply, with one exception. If the regulations and standards of this Pedestrian Overlay District conflict with those of an Historic Overlay District, then Historic Overlay District regulations and standards for exterior features as described in Section 10.204 shall take precedence over the PED regulations and standards.

3. PART 9: Transit Supportive Overlay District
- a. Amend Section 10.903, "Conflicts" by clarifying that historic overlay district regulations and standards take precedent over the TS overlay district. The revised section shall read as follows:
- b.

Section 10.903. Conflicts.

If the regulations and standards of this district conflict with those of the underlying district, those of this district shall apply, with one exception. If the regulations and standards of this Transit Supportive Overlay District conflict with those of an Historic Overlay District, then Historic Overlay District regulations and standards for exterior features as described in Section 10.204 shall take precedence over the Transit Supportive Overlay District regulations and standards.

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

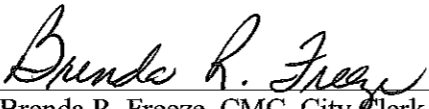
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 November, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 179-181.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd of January, 2008.


Brenda R. Freeze, CMC, City Clerk

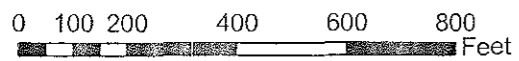
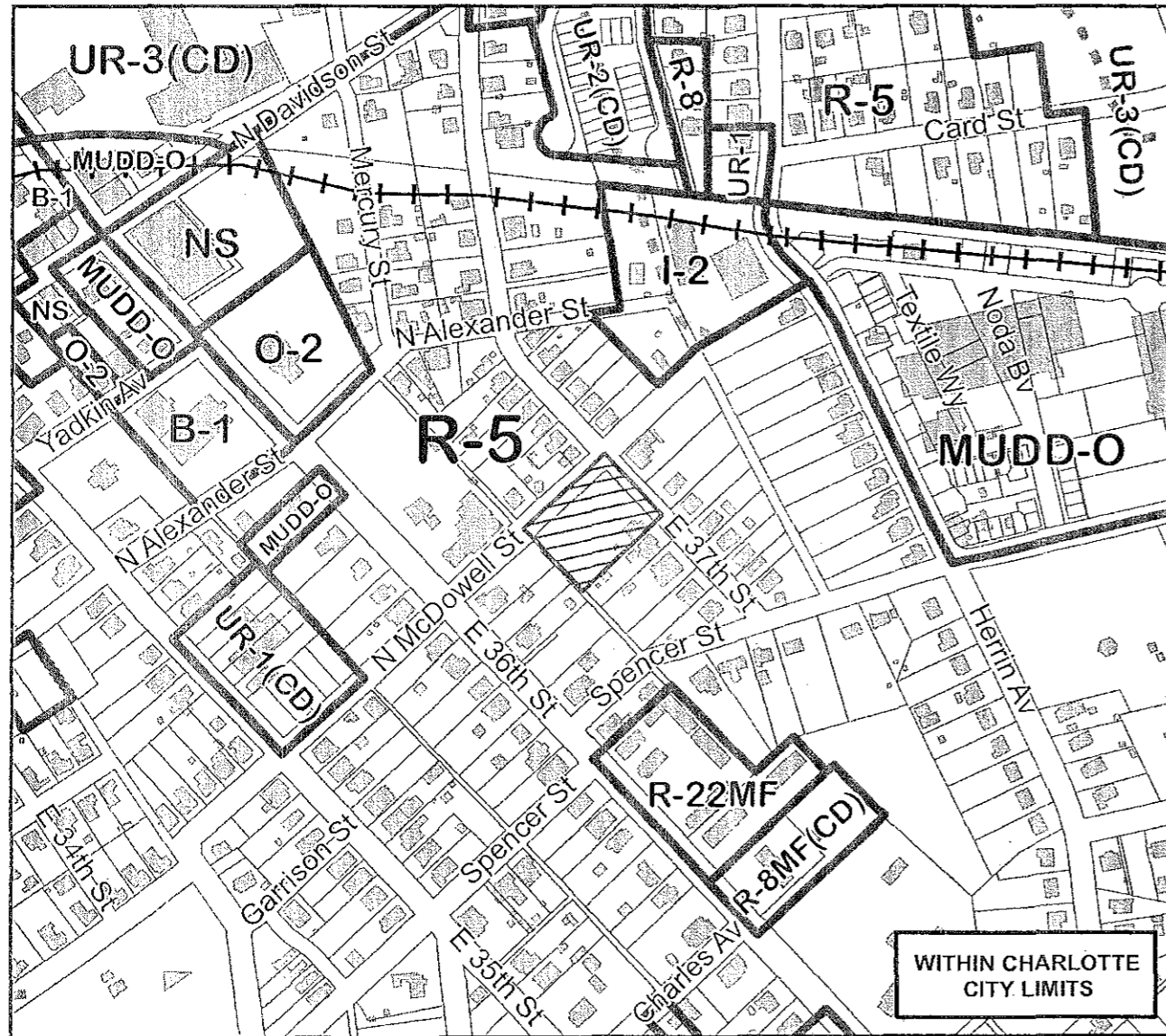
Petition #: **2007-120**

Petitioner: Bungalow Designs Inc

Zoning Classification (Existing): R-5
(Single-Family Residential, up to 5 dwelling units per acre)

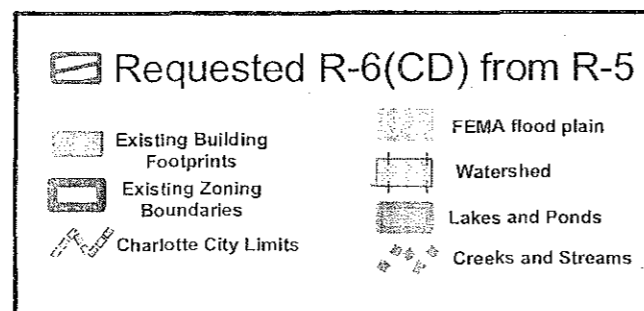
Zoning Classification (Requested): R-6(CD)
(Single-Family Residential, up to 6 dwelling units per acre, Conditional)

Acres & Location : Approximately 0.69 acres located on the southeast corner of N McDowell Street and E 37th Street.



Zoning Map #(s) **89**

Map Produced by the
Charlotte-Mecklenburg Planning Department
09-11-2007



APPROVED BY
CITY COUNCIL

Petition No.2007-121
Petitioner: Dixie River Land Co., LLC

NOV 19 2007

ORDINANCE NO. 3741-Z

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

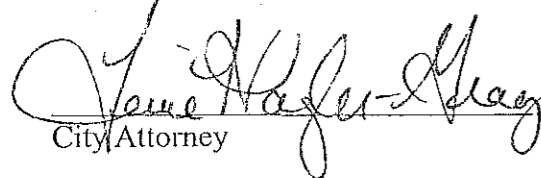
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 BP(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.

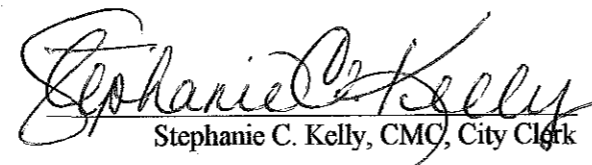
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 November, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 184-185.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31st day of December, 2008.


Stephanie C. Kelly, CMC, City Clerk

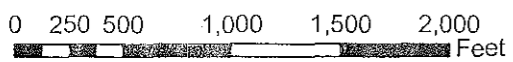
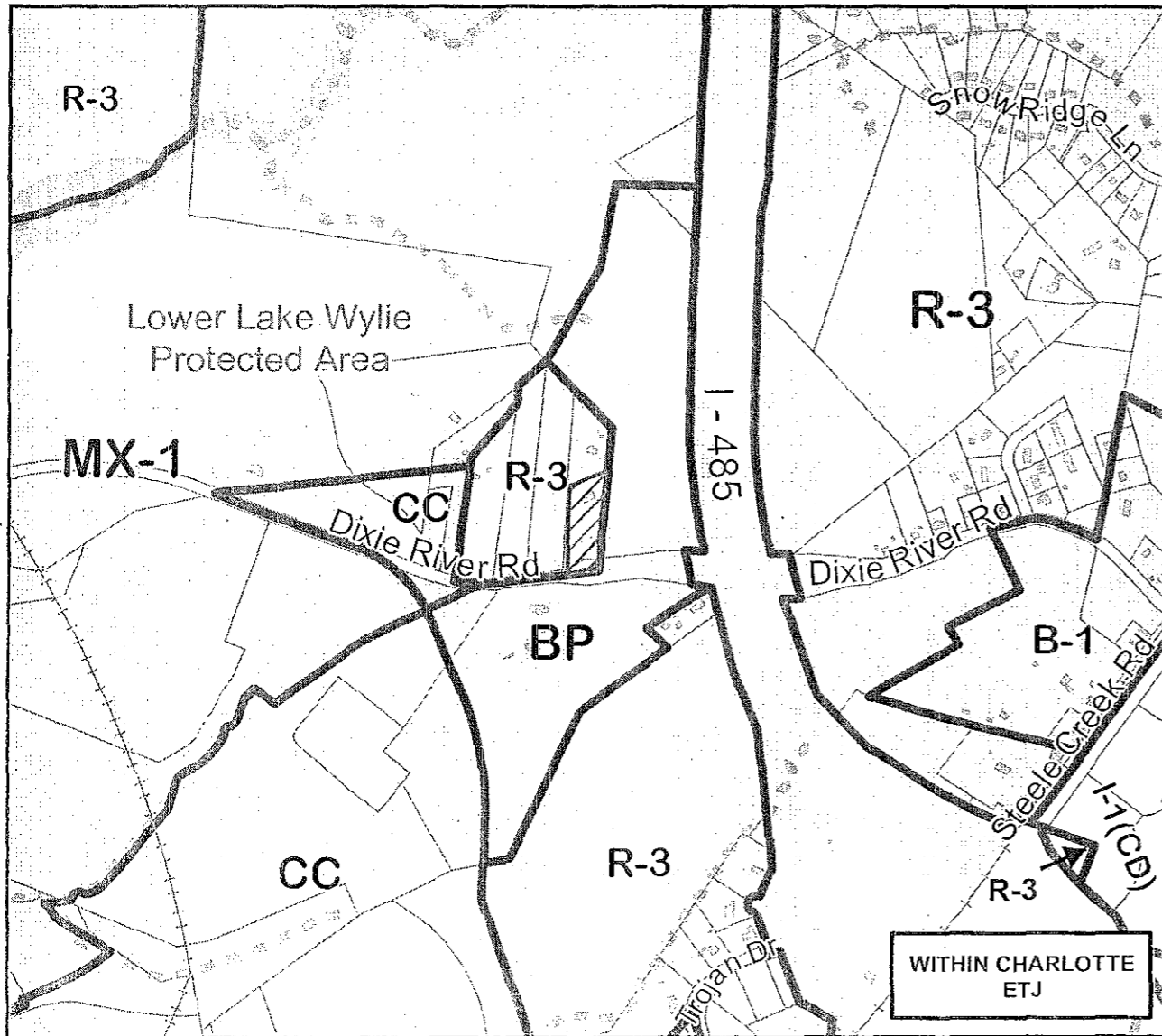
Petition #: **2007-121**

Petitioner: Dixie River Land Co., LLC

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

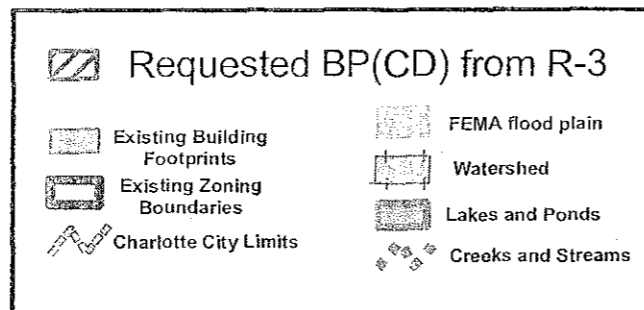
Zoning Classification (Requested): BP(CD)
(Business Park, Conditional)

Acreage & Location : Approximately 1.80 acres located on the north side of Dixie River Road, west of I-485.



Zoning Map #(s) **128**

Map Produced by the
Charlotte-Mecklenburg Planning Department
07-02-2007



CITY ZONE CHANGE

Petition No: 2007-122
Petitioner: Hermitage Court Homeowners

ORDINANCE NO. 3742-Z

ZONING REGULATIONS

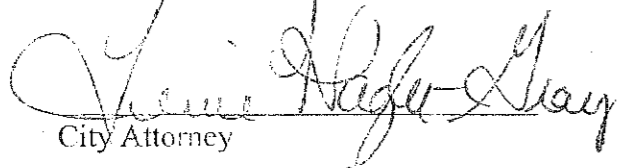
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-22MF(HD_O) to R-5(HD-O) on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

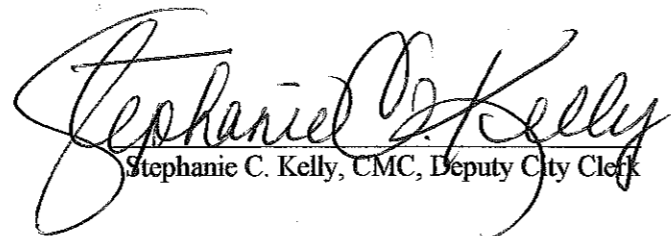
APPROVED AS TO FORM:


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 November, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 186-187.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

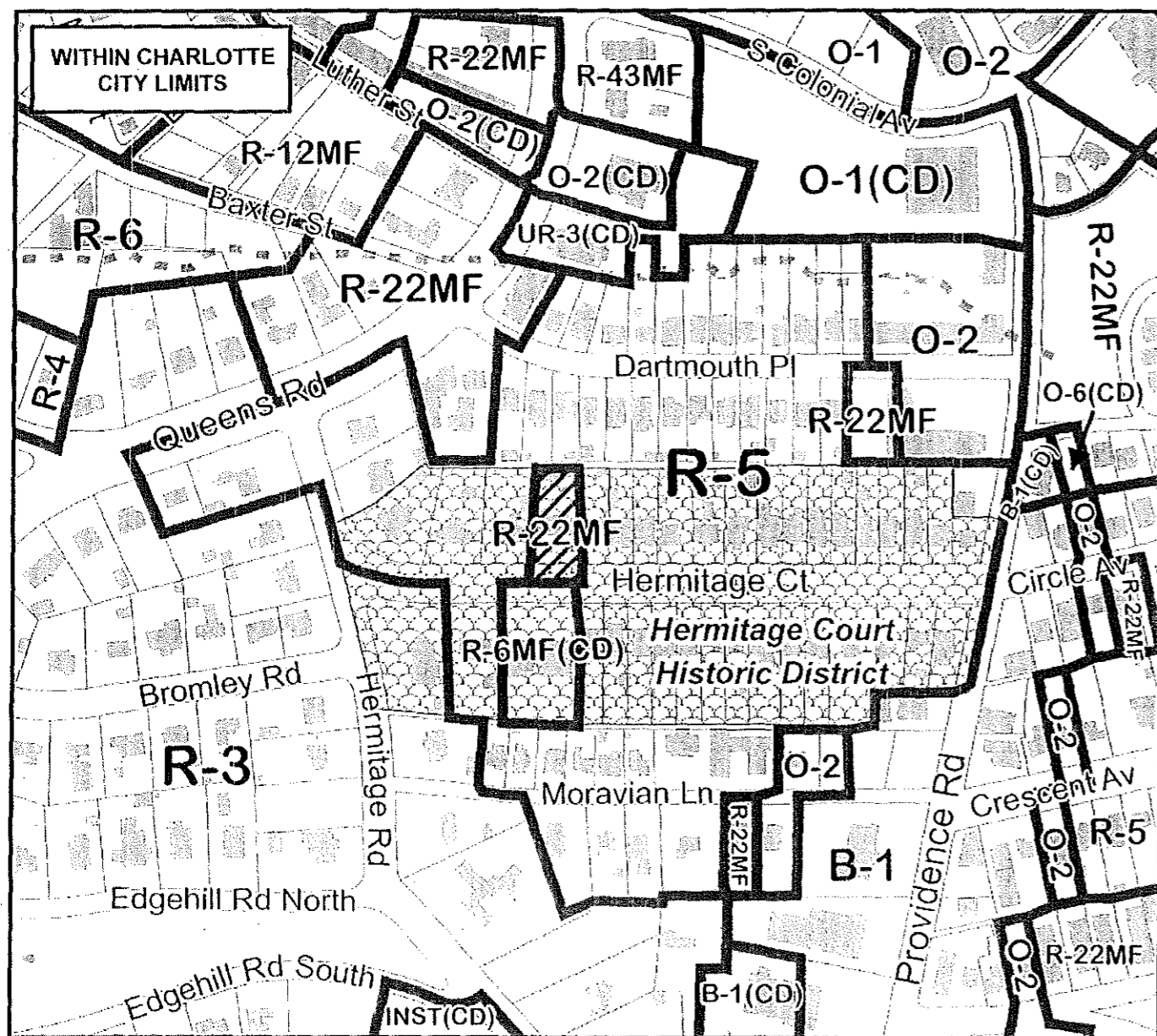
Petition #: **2007-122**

Petitioner: Hermitage Court Homeowners

Zoning Classification (Existing): R-22MF (HD-O)
 (Multi-Family Residential, up to 22 dwelling units per acre, Historic District Overlay)

Zoning Classification (Requested): R-5 (HD-O)
 (Single-Family Residential, up to 5 dwelling units per acre, Historic District Overlay)

Acresage & Location : Approximately 0.46 acres located on the north side of Hermitage Court between Hermitage Road and Providence Road.



Zoning Map #(s) **111**



Map Produced by the
 Charlotte-Mecklenburg Planning Department
 07-03-2007

	Requested R-5 (HD-O) from R-22MF (HD-O)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Historic District Overlay		

CITY ZONE CHANGE

Petition No: 2007-125
Petitioner: Charlotte Mecklenburg
Planning Department

ORDINANCE NO. 3743-Z

ZONING REGULATIONS

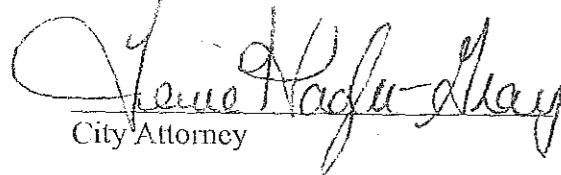
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-D(CD) to I-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.

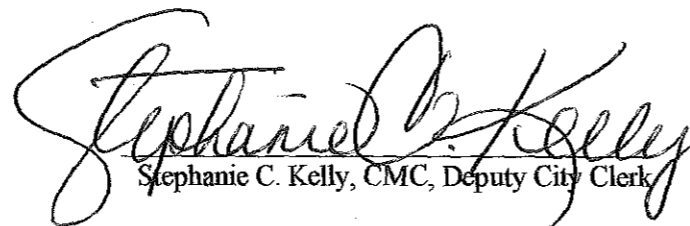
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 188-190.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

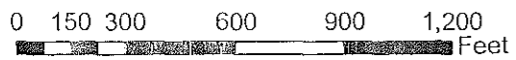
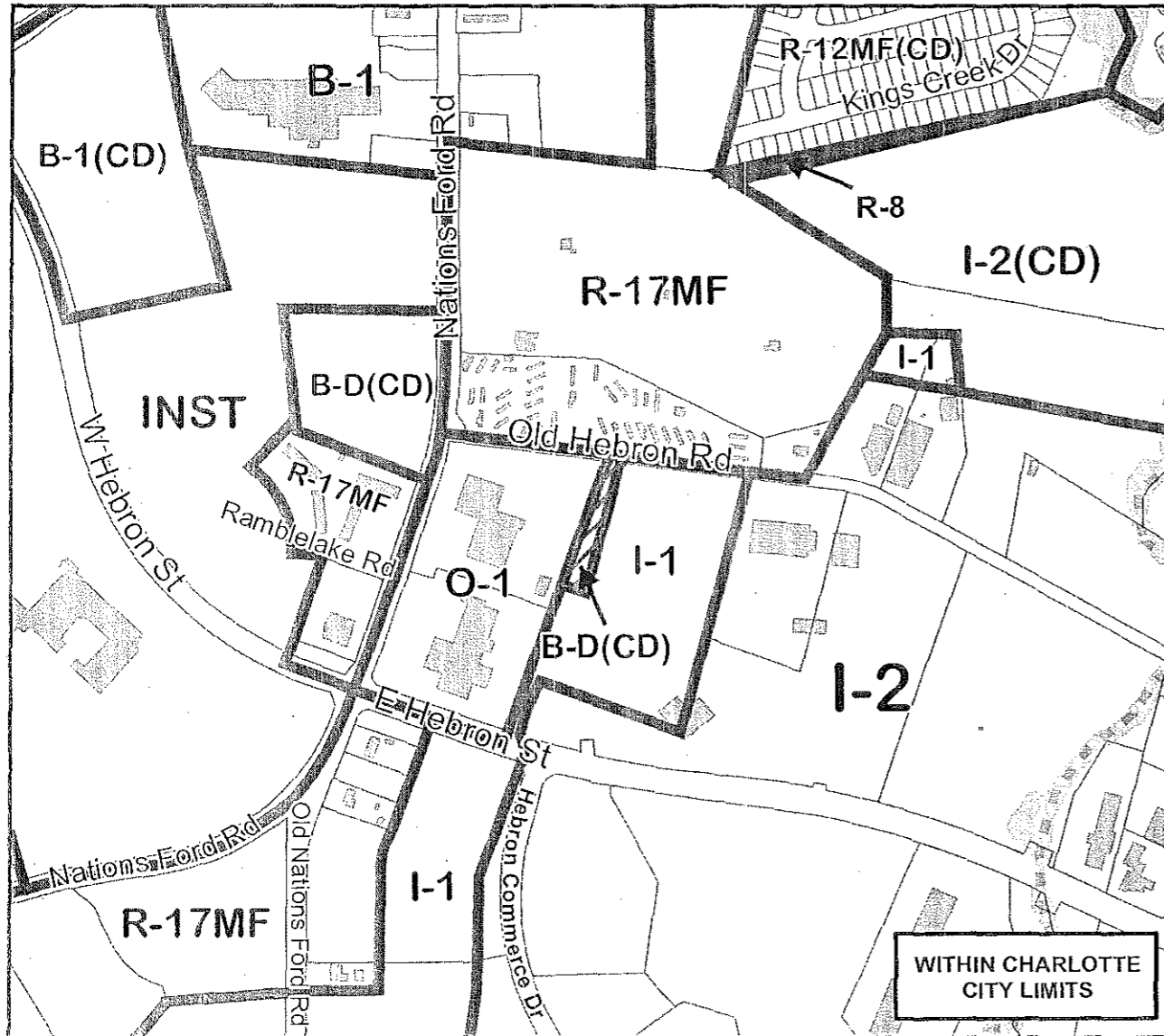
Petition #: **2007-125**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-D(CD)
(Distributive Business, Conditional)

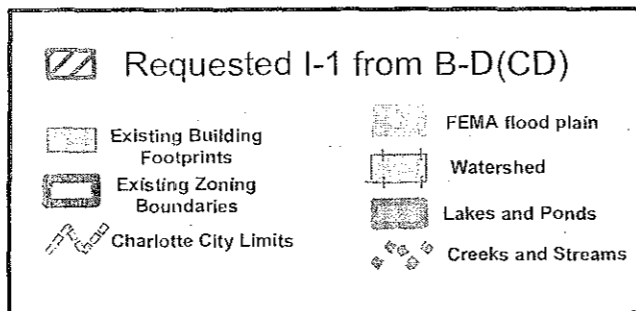
Zoning Classification (Requested): I-1
(Light Industrial)

Acreage & Location : Approximately 0.58 acres located on the south side of Old Hebron Road, east of Nations Ford Road.



Zoning Map #(s) **148**

Map Produced by the
Charlotte-Mecklenburg Planning Department
07-13-2007



CITY ZONE CHANGE

Petition No: 2007-126
Petitioner: Charlotte Mecklenburg
Planning Department

ORDINANCE NO. 3744-Z

ZONING REGULATIONS

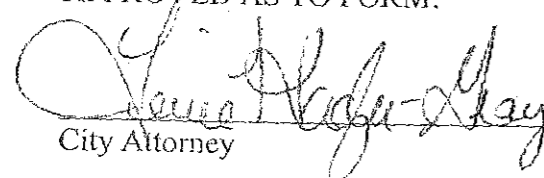
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 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.

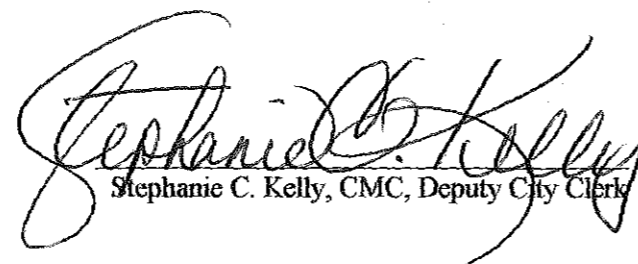
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 190-191.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

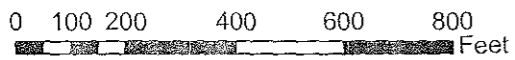
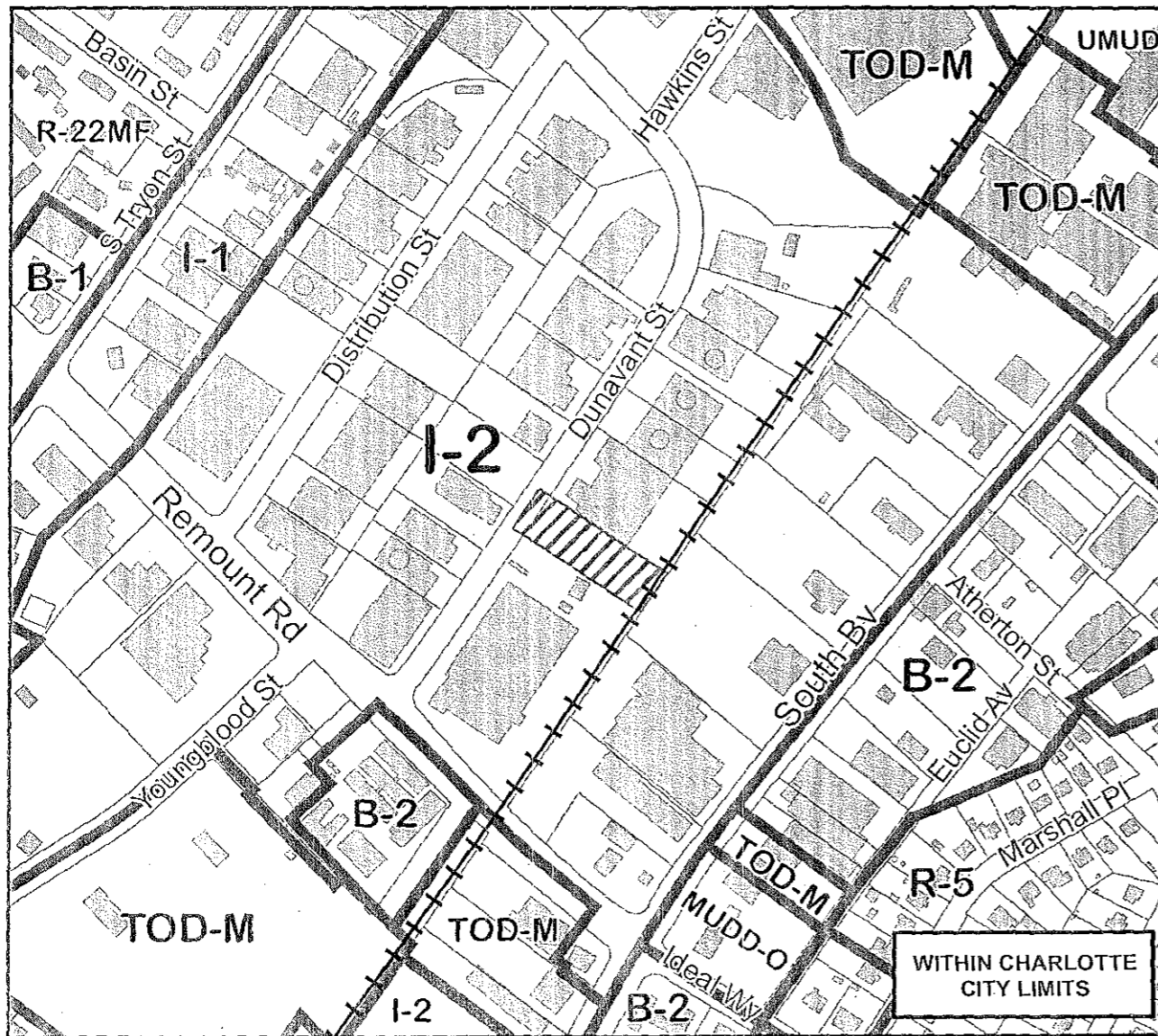
Petition #: 2007-126

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2
(General Industrial)

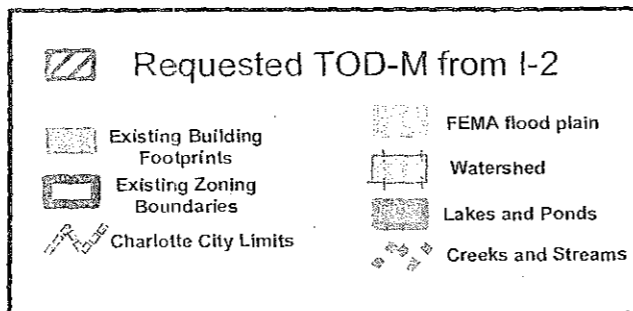
Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed-Use)

Acreage & Location : Approximately 0.62 acres located on the east side of Dunavant Street between Remount Road and Hawkins Street.



Zoning Map #(s) 110

Map Produced by the
Charlotte-Mecklenburg Planning Department
07-13-2007



CITY ZONE CHANGE

Petition No: 2007-130
Petitioner: Charlotte Mecklenburg
Planning Department

ORDINANCE NO. 3745-Z

ZONING REGULATIONS

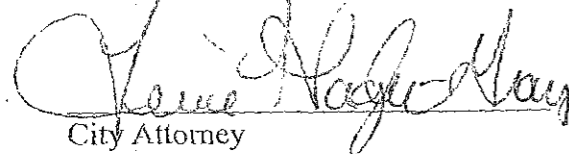
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-1 and I-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.

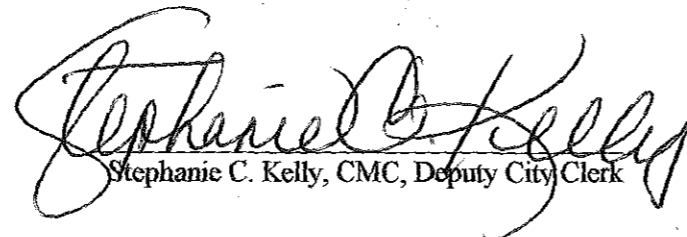
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 192-193.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

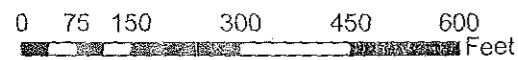
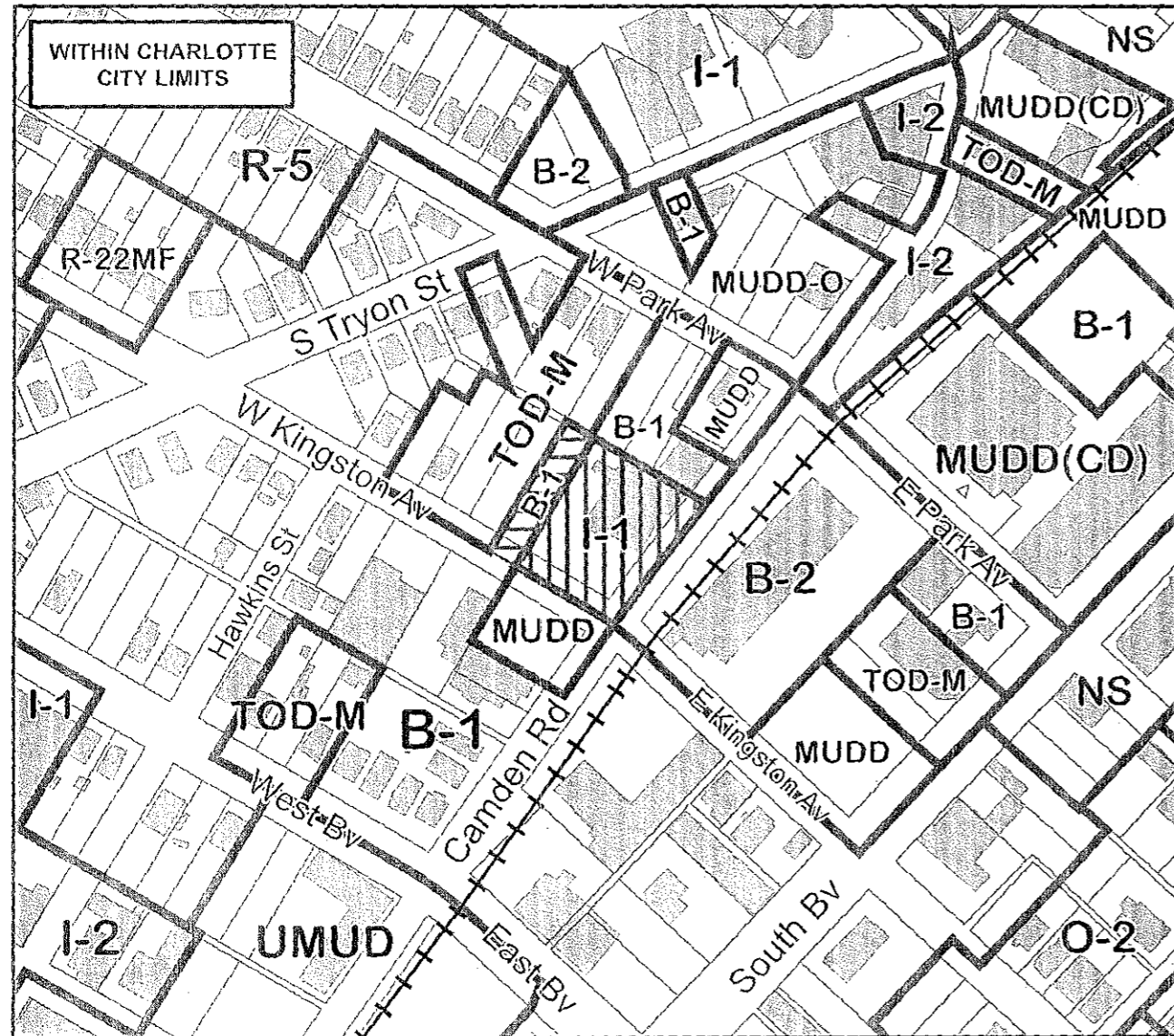
Petition #: 2007-130

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-1 and I-1
(Neighborhood Business and Light Industrial)

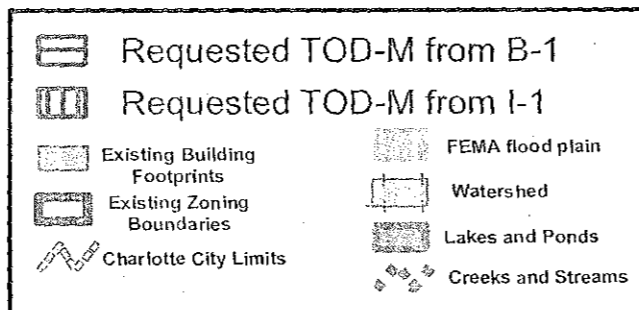
Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed-Use)

Acreage & Location : Approximately 0.92 acres located on the northwest corner of Camden Road and W Kingston Avenue.



Zoning Map #(s) 102

Map Produced by the
Charlotte-Mecklenburg Planning Department
07-20-2007



Petition No. 2007-132
Petitioner: Pete Lang
ORDINANCE NO. 3746-Z

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

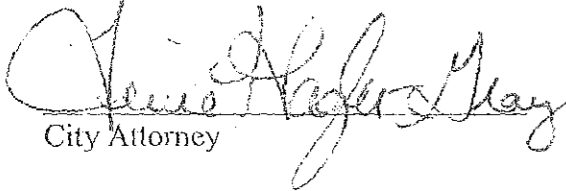
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 O-1(CD)SPA.

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.

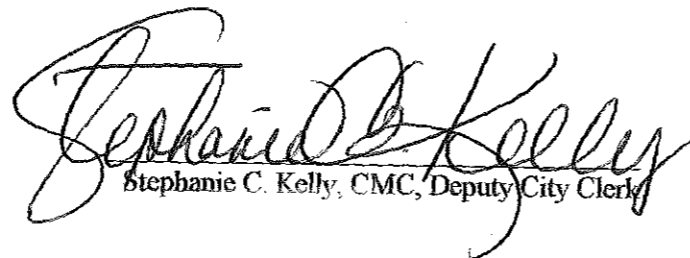
APPROVED AS TO FORM:


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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 194-195.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

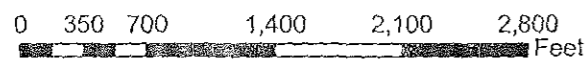
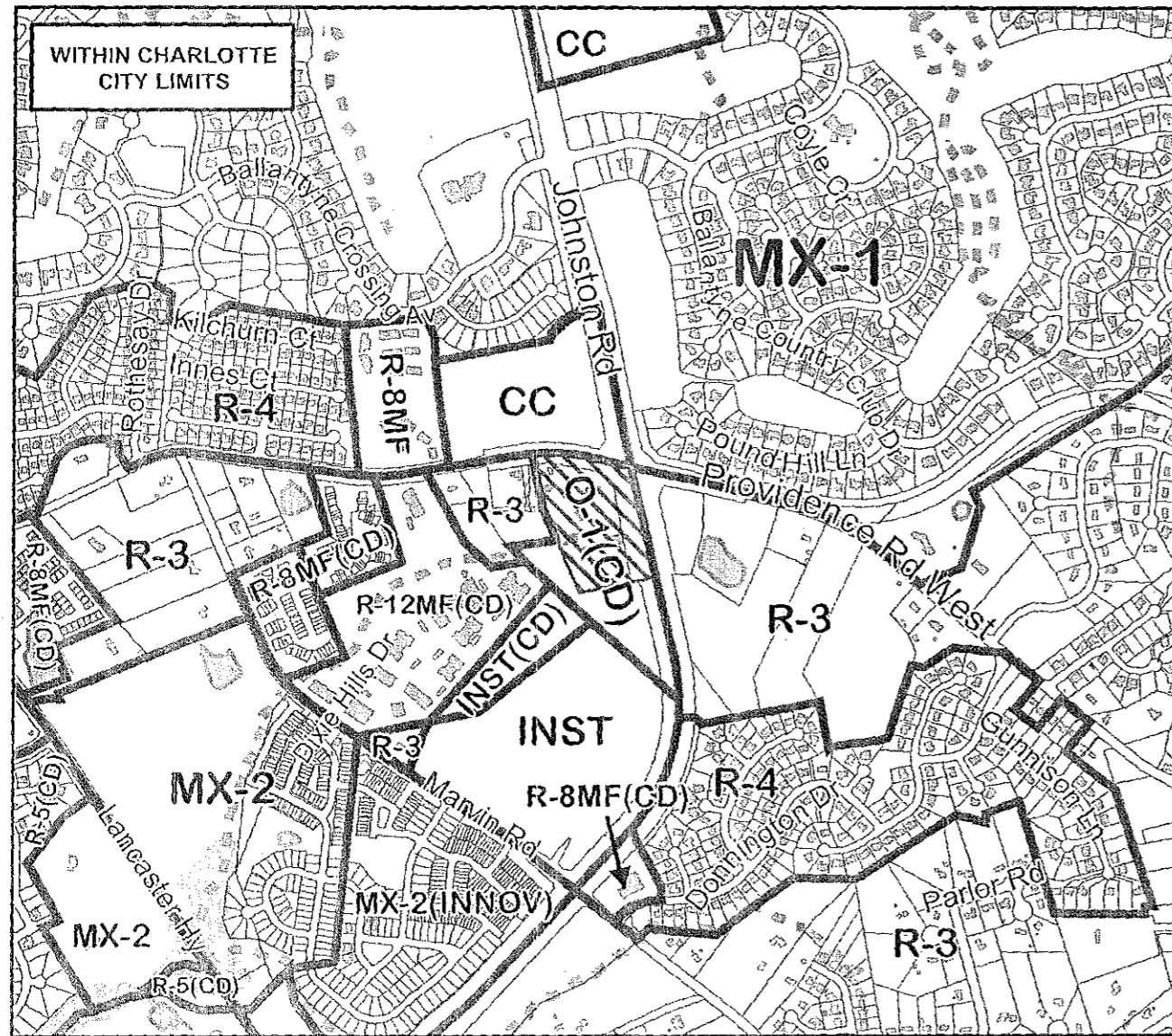
Petition #: 2007-132

Petitioner: Pete Lang

Zoning Classification (Existing): O-1(CD)
(Office, Conditional)

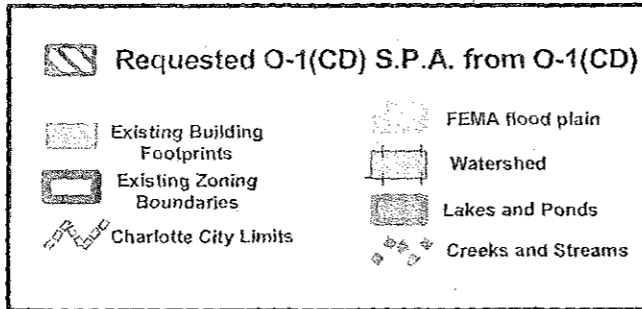
Zoning Classification (Requested): O-1(CD) S.P.A.
(Office, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 6.97 acres located on the southwest corner of Providence Road West and Johnston Road.



Zoning Map #(s) 182

Map Produced by the
Charlotte-Mecklenburg Planning Department
07-20-2007



Petition No.2007-133
Petitioner: Jerry Helms

ORDINANCE NO. 3747-Z

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

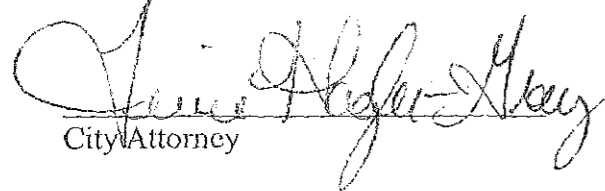
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 B-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.

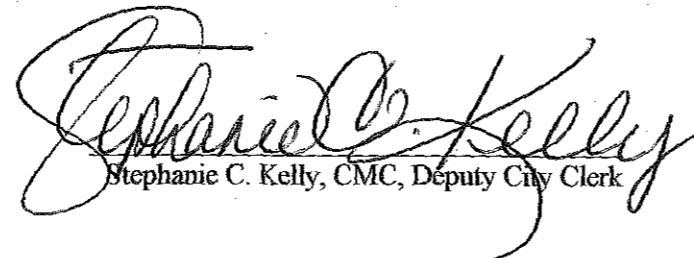
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 196-197.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

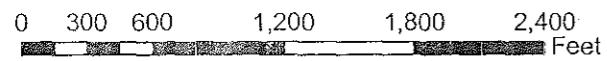
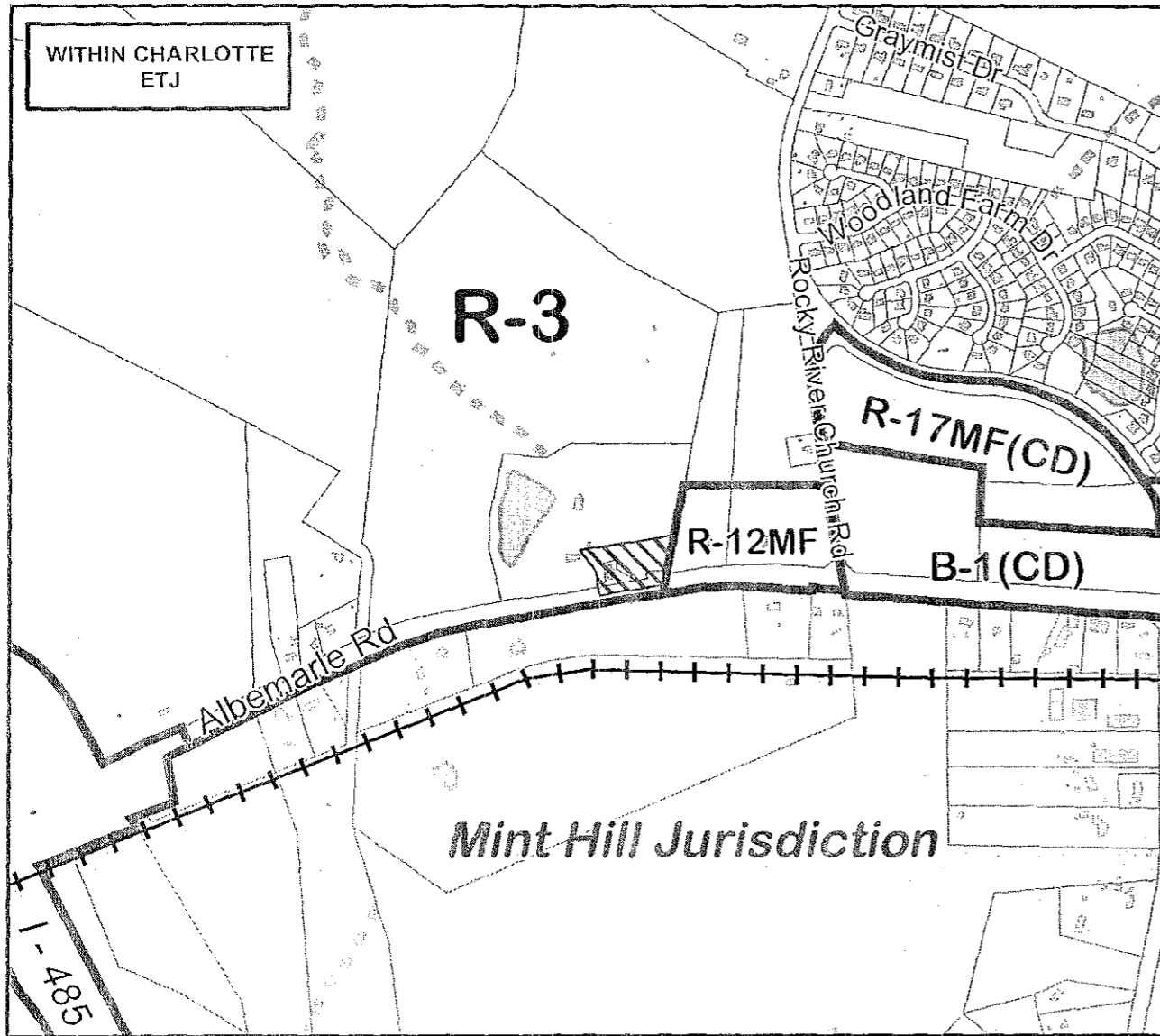
Petition #: 2007-133

Petitioner: Jerry N. Helms

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

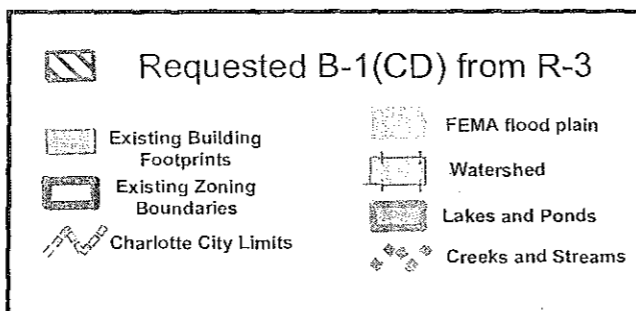
Zoning Classification (Requested): B-1(CD)
(Neighborhood Business, Conditional)

Acreage & Location : Approximately 1.79 acres located on the north side of Albemarle Road between I-485 and Rocky River Church Road.



Zoning Map #(s) 97

Map Produced by the
Charlotte-Mecklenburg Planning Department
10-09-2007



Petition No. 2007-139
Petitioner: Charlotte-Mecklenburg Planning Department

Approved by City Council
November 19, 2007

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

ORDINANCE NO. 3748

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 5: Special Requirements For Certain Uses

- a. Amend Section 12.519, "Outdoor Seasonal Sales", subsection (1) to change the department that issues the permit from Engineering and Property Management to Neighborhood Development. The remainder of the section shall remain unchanged. The revised subsection (1) shall read as follows:

Section 12.519. Outdoors Seasonal Sales.

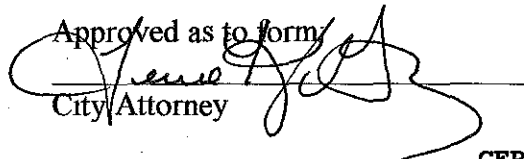
Outdoors seasonal sales are temporary uses, which include but are not limited to Christmas tree sales, pumpkin sales, plant sales, fresh produce sales (Outdoors Seasonal Fresh Produce Stands are not considered to be Outdoor Seasonal Sales, nor an Outside Open Market), and similar uses. Outdoors seasonal sales are not intended to include the sale of manufactured items such as furniture, bedding, automobile parts, or household goods. Such sales are permitted in all nonresidential zoning districts as a use by right subject to the standards of the underlying zoning district. Outdoors seasonal sales shall be permitted in all residential districts subject to the following conditions.

- (1) Any operator of a seasonal sales use must receive a permit from Neighborhood Development, which describes the type of sales involved, and the duration of the sales operation.
- (2) Such sales shall not operate more than a total of 90 consecutive days per calendar year.

- (3) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use such as a church or school. The use shall not operate as an accessory to a principal residential use on a lot. In addition, the use shall not be located on a lot, which adjoins a residential use unless the lot is located on a major thoroughfare.
- (4) The use shall be located on a Class III, III-C, or IV street.
- (5) The construction of a permanent building is not permitted.
- (6) Any signage, which identifies the use, shall be in accordance with the underlying zoning district.
- (7) Five off-street parking spaces shall be provided for the use.
- (8) The use, including all sale items, parking and maneuvering shall observe a setback of 15 feet and sale items shall not be located in the sight distance triangle.
- (9) The operator is responsible for the removal of any vestige upon cessation of the seasonal sale including signage.
- (10) There shall be no more than one Periodic Retail Sales Event (either off-premise or on-premise), or one Outdoor Seasonal Sales permit issued at any one time on a tax parcel.

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

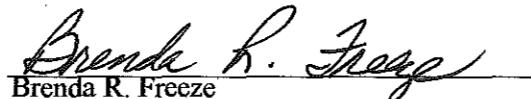
Approved as to form


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 November, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 198-199.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of January, 2008.


Brenda R. Freeze