

May 19, 2008

Ordinance Book 55, Page 560 *a*

FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2008 JUN 13 12:13 PM  
BK:23859 PG:140-145 FEE:\$0.00

INSTRUMENT # 2008104274



2008104274

ORDINANCE NO. 3906-Z

Ordinance -- Charlotte Fire Station Number 4

**Ordinance designating as a Historic Landmark a property known as the "Charlotte Fire Station Number 4" (listed under Tax Parcel Number 07805307 and including the exterior of the firehouse building, and the parcel of land listed under Tax Parcel Number 07805307 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2008). The property is owned by the Bank of America Community Development Corporation, and is located at 420 West Fifth Street in the City of Charlotte, North Carolina.**

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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 public hearing held on the 12th day of May, 2008, on the question of designating a property known as the Charlotte Fire Station Number 4 as a historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 19th day of May, 2008, on the question of designating a property known as the Charlotte Fire Station Number 4 as a historic landmark; and

*Return To:*

Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

Ordinance -- Charlotte Fire Station Number 4

WHEREAS, the Charlotte Fire Station Number 4 was designed by Charles Christian Hook, an architect of local and regional importance; and

WHEREAS, the Charlotte Fire Station Number 4 is reflective of the architectural design of firehouses in the 1920s; and

WHEREAS, the Charlotte Fire Station Number 4 is the only pre-World War Two extant building in center city Charlotte that once served as a fire station and one of only six pre-World War Two extant buildings in Charlotte that are or were associated with firefighting; and

WHEREAS, the Charlotte Fire Station Number 4 is an instructive artifact in the history of firefighting in Charlotte; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Charlotte Fire Station Number 4 possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Charlotte Fire Station Number 4 is owned by the Bank of America Community Development Corporation.

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

1. That the property known as the "Charlotte Fire Station Number 4" (listed under Tax Parcel Number 07805307 and including the exterior of the firehouse building, and the parcel of land listed under Tax Parcel Number 07805307 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2008) is hereby designated as a

Ordinance – Charlotte Fire Station Number 4

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 420 West Fifth Street 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 Charlotte Fire Station Number 4” (2007).

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 Department of Cultural Resources. 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 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

Ordinance -- Charlotte Fire Station Number 4

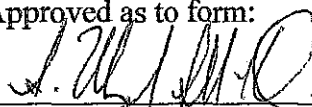
action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks 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 "Charlotte Fire Station Number 4" 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.

Approved as to form:

  
\_\_\_\_\_  
Sr. Assistant City Attorney



JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

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Filed For Registration: 06/13/2008 12:13 PM

Book: RE 23859 Page: 140-145

Document No.: 2008104274

ORD 6 PGS

Recorder: KAMIL COOPER



2008104274

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**APPROVED BY  
CITY COUNCIL.**

Petition No.2008-031  
Petitioner: Mountain Island Promenade, LLC

MAY 19 2008

**ORDINANCE NO. 3907-Z**

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

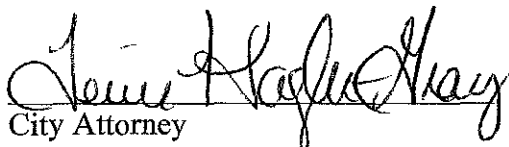
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-D(CD)(LWPA) and NS(LWPA) to B-D(CD)SPA(LWPA) and NS SPA(LWPA).

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.

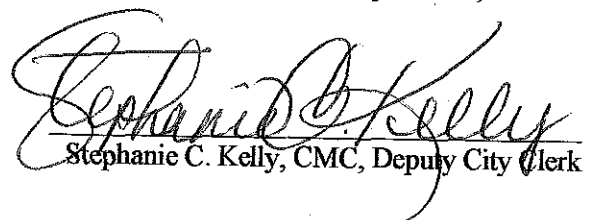
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 565-566.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17<sup>th</sup> day of June, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

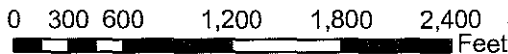
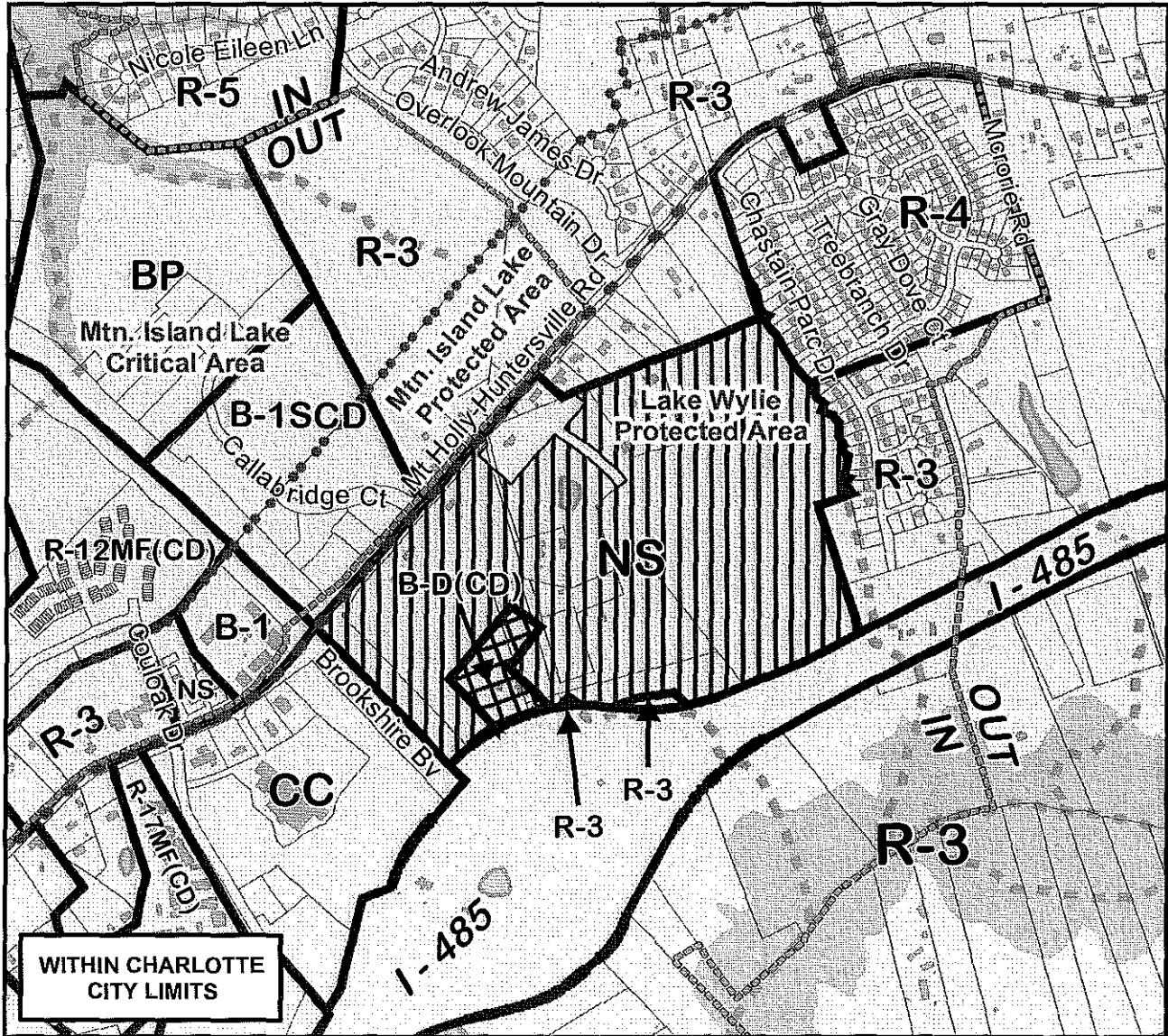
Petition #: **2008-031**

Petitioner: Mountain Island Promenade LLC

Zoning Classification (Existing): B-D(CD) (LWPA) and NS (LWPA)  
 (Distributive Business, Conditional, Lake Wylie Protected Area  
 and Neighborhood Services, Lake Wylie Protected Area)

Zoning Classification (Requested): B-D(CD) S.P.A. (LWPA) and NS S.P.A. (LWPA)  
 (Distributive Business, Conditional, Site Plan Amendment, Lake Wylie Protected Area  
 and Neighborhood Services, Site Plan Amendment, Lake Wylie Protected Area)

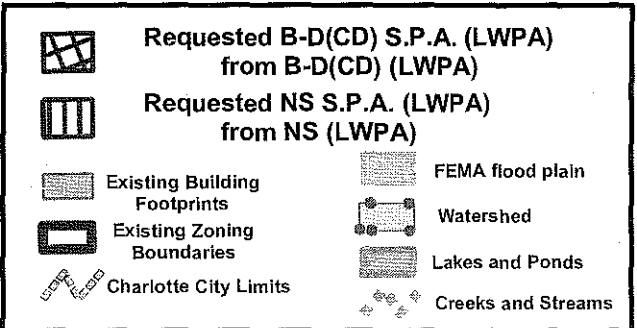
Acreage & Location : Approximately 111.30 acres located on the northeast  
 quadrant of the Brookshire Boulevard / I-485 Interchange.



Zoning Map #(s) **48, 49**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 03-10-2008





APPROVED BY  
CITY COUNCIL

MAY 19 2008

Petition No.2008-040  
Petitioner: Lichtin/Toringdon, LLC  
ORDINANCE NO. 3908-Z

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

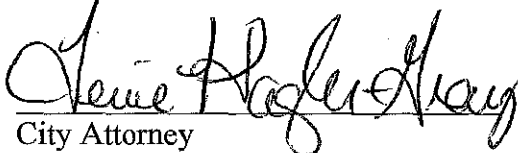
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 CC to CC 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.

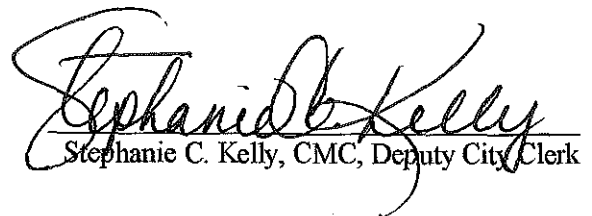
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 567-568.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

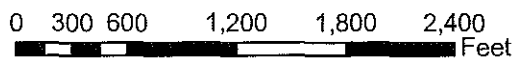
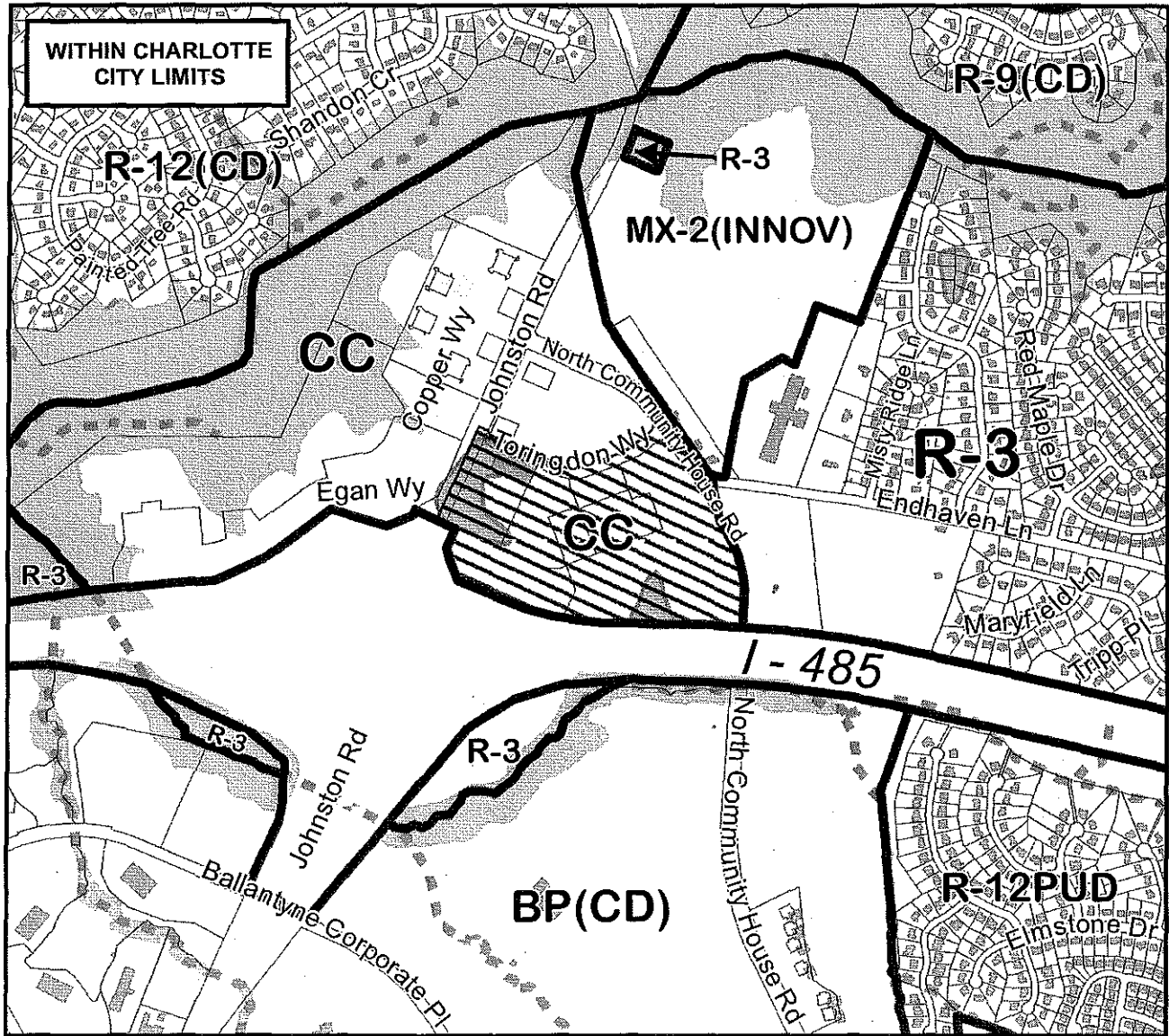
Petition #: **2008-040**

Petitioner: Lichtin/Toringdon, LLC

Zoning Classification (Existing): CC  
(Commercial Center)

Zoning Classification (Requested): CC S.P.A.  
(Commercial Center, Site Plan Amendment)

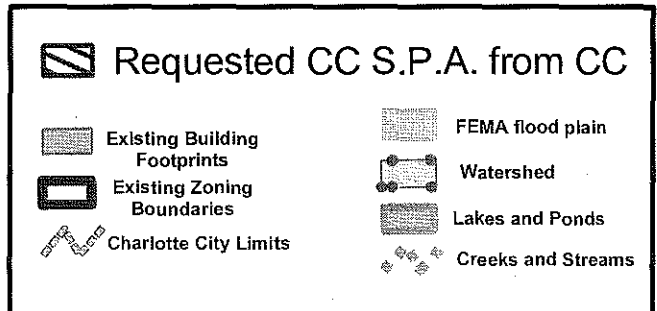
Acres & Location : Approximately 36.60 acres located on the northeast quadrant of the Johnston Road / I-485 Interchange.



Zoning Map #(s) **176**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-19-2007



Petition No.2008-044  
Petitioner: Cambridge Properties, Inc.

APPROVED BY  
CITY COUNCIL

MAY 19 2008

**ORDINANCE NO. 3909-Z**

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

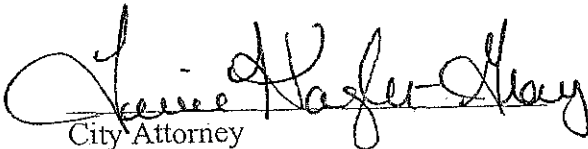
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MX-2(Innovative).

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.

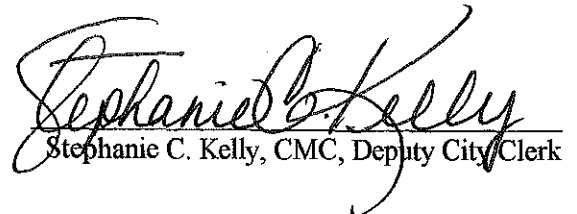
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 569-570.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2008-044**

Petitioner: Cambridge Properties, Inc.

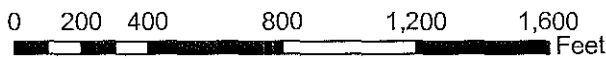
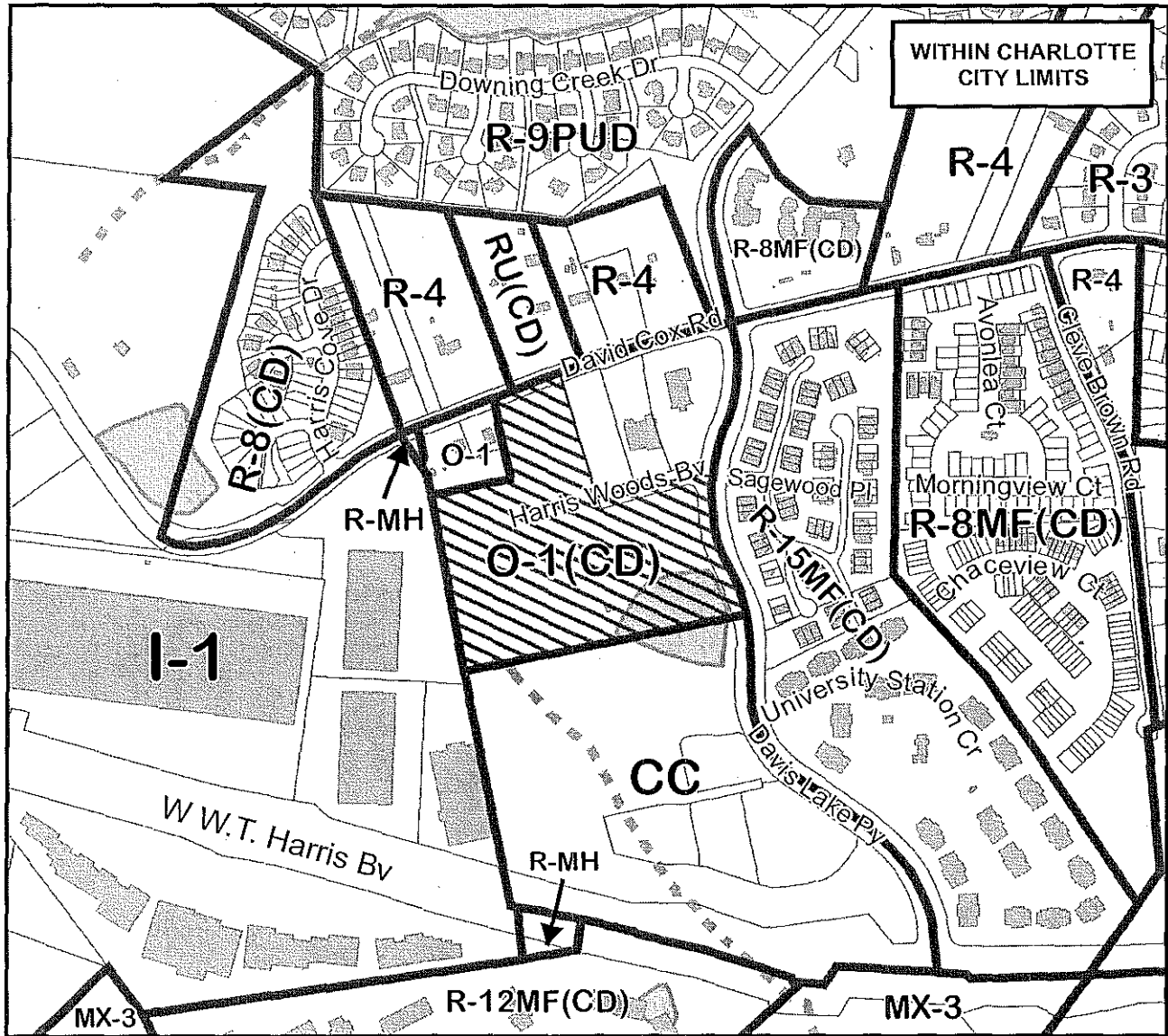
Zoning Classification (Existing): O-1(CD)

(Office, Conditional)

Zoning Classification (Requested): MX-2(Innovative)

(Mixed-Use Residential/Retail, Innovative Design Standards)

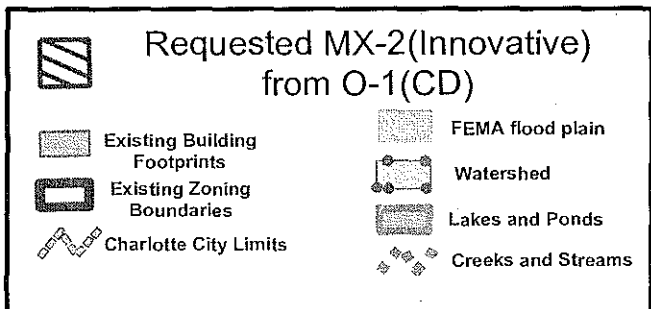
Acreeage & Location : Approximately 12.40 acres located on the southwest corner of Davis Lake Parkway and Harris Woods Boulevard.



Zoning Map #(s) **52**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 01-02-2008



CITY ZONE CHANGE  
**APPROVED BY**  
**CITY COUNCIL**  
**ORDINANCE NO. 3910-Z**

Petition No. 2008-045  
Petitioner: CMPC

**ZONING REGULATIONS**

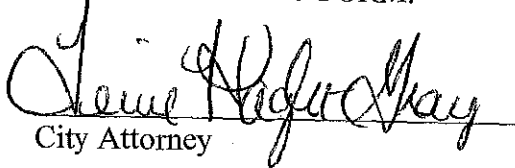
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD(CD) 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.

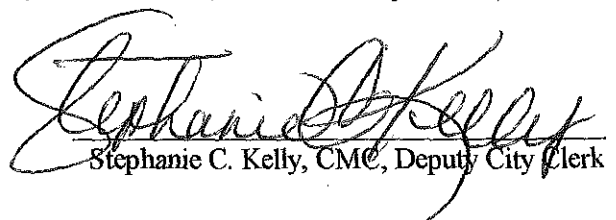
APPROVED AS TO FORM:

  
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 17<sup>th</sup> day of March, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 565-566.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17<sup>th</sup> day of June, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

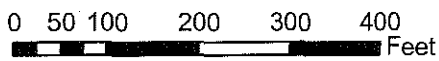
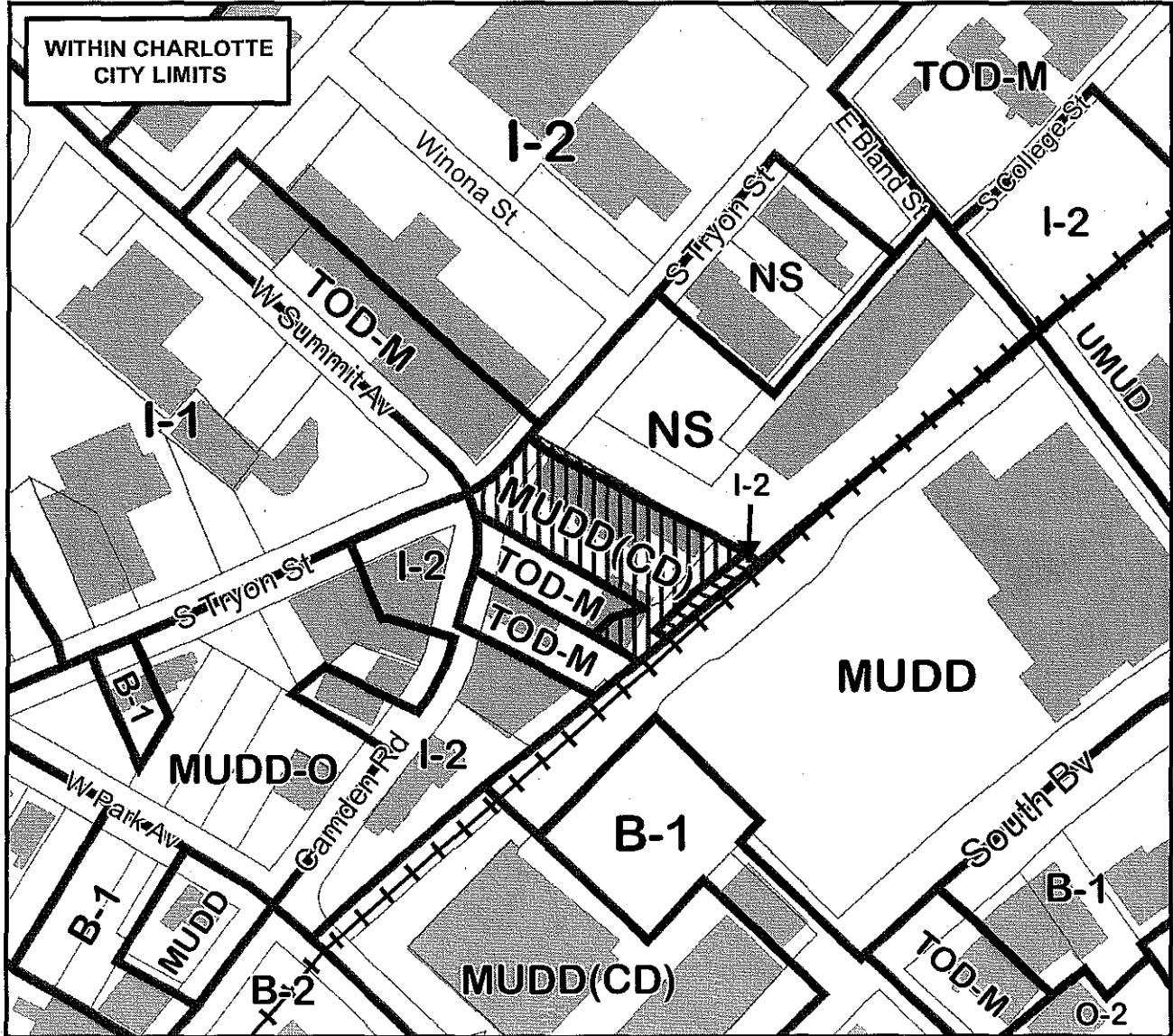
Petition #: **2008-045**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): MUDD(CD) and I-2  
 (Mixed-Use Development District, Conditional and General Industrial)

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

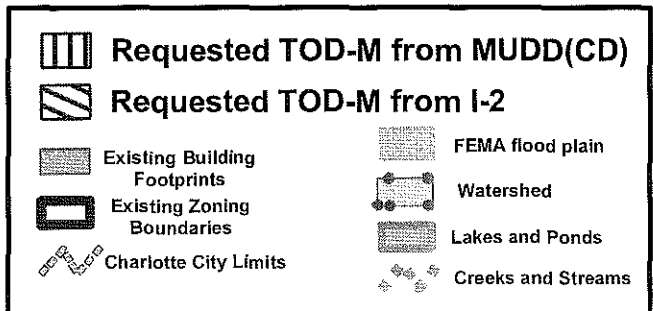
Acreeage & Location : Approximately 0.84 acres located on the northeast corner of the intersection of Camden Road, S Tryon Street and W Summit Avenue.



Zoning Map #(s) **102**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 02-19-2008



~~CITY COUNCIL~~  
~~APPROVED BY~~  
~~CITY COUNCIL~~

MAY 19 2008

**ORDINANCE NO. 3911-Z**

Petition No. 2008-046  
Petitioner: City of Charlotte

**ZONING REGULATIONS**

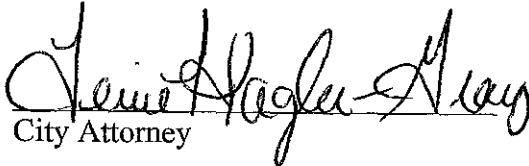
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-4, R-5 and R-22MF to I-2 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

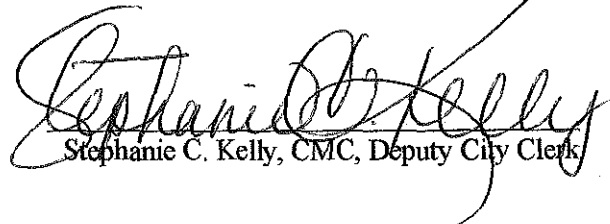
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 573-574.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17<sup>th</sup> day of June, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

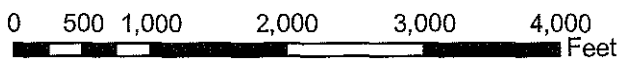
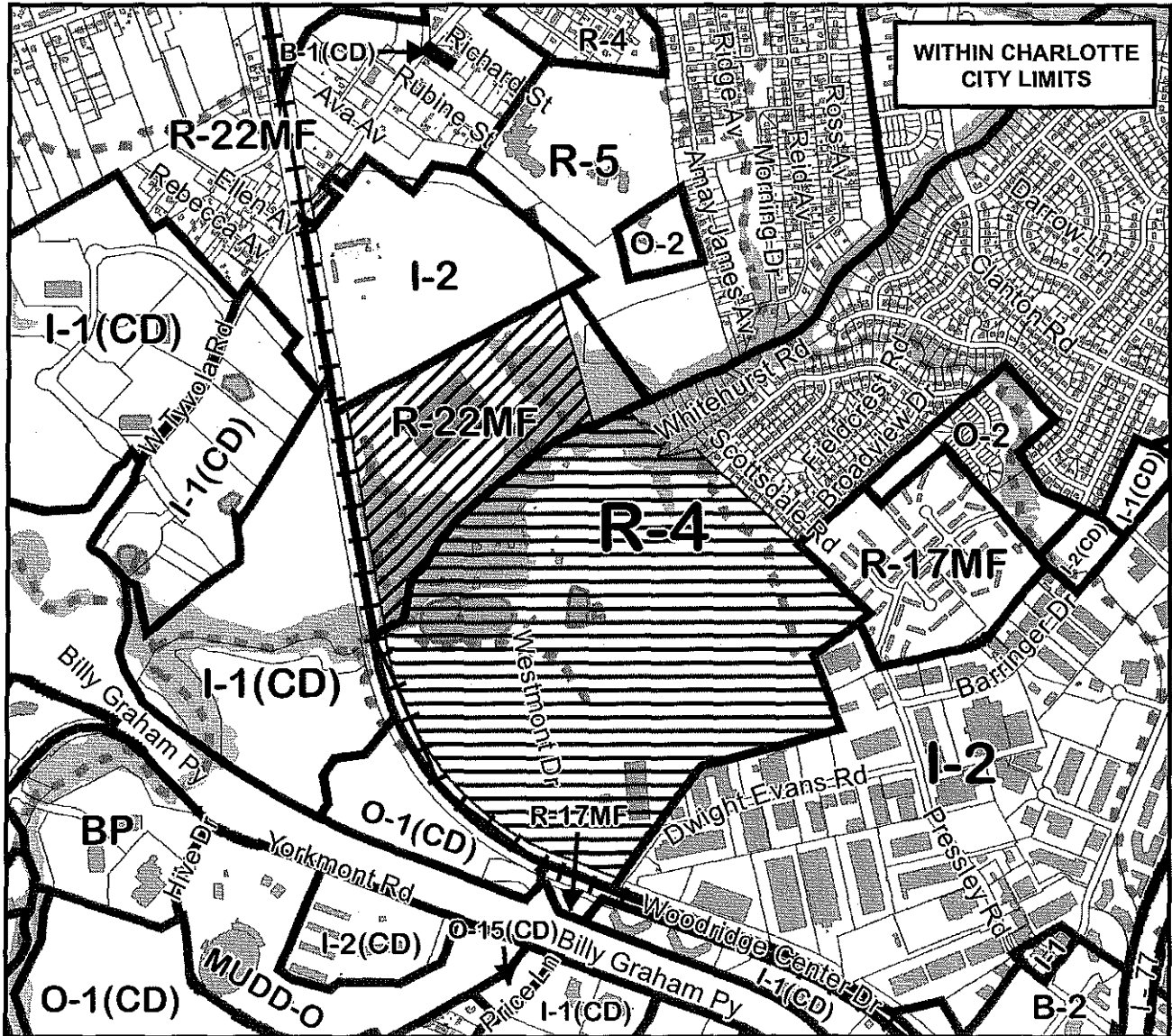
Petition #: **2008-046**

Petitioner: City of Charlotte

Zoning Classification (Existing): R-4, R-5 and R-22MF  
 (Single-Family Residential, up to 4 dwelling units per acre; Single-Family Residential, up to 5 dwelling units per acre and Multi-Family Residential, up to 22 dwelling units per acre)

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

Acreage & Location : Approximately 269.27 acres located along Westmont Drive at the Irwin Creek Treatment Facility.



Zoning Map #(s) **109,110,127**



	Requested I-2 from R-4		FEMA flood plain
	Requested I-2 from R-5		Watershed
	Requested I-2 from R-22MF		Lakes and Ponds
	Existing Building Footprints		
	Existing Zoning Boundaries		
	Creeks and Streams		



APPROVED BY  
CITY COUNCIL.

Petition No.2008-048

MAY 19 2008

ORDINANCE NO. 3912-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.

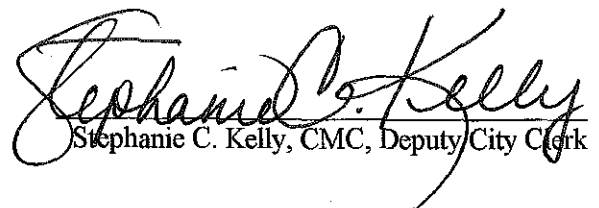
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 575-576.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

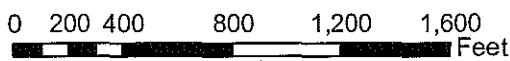
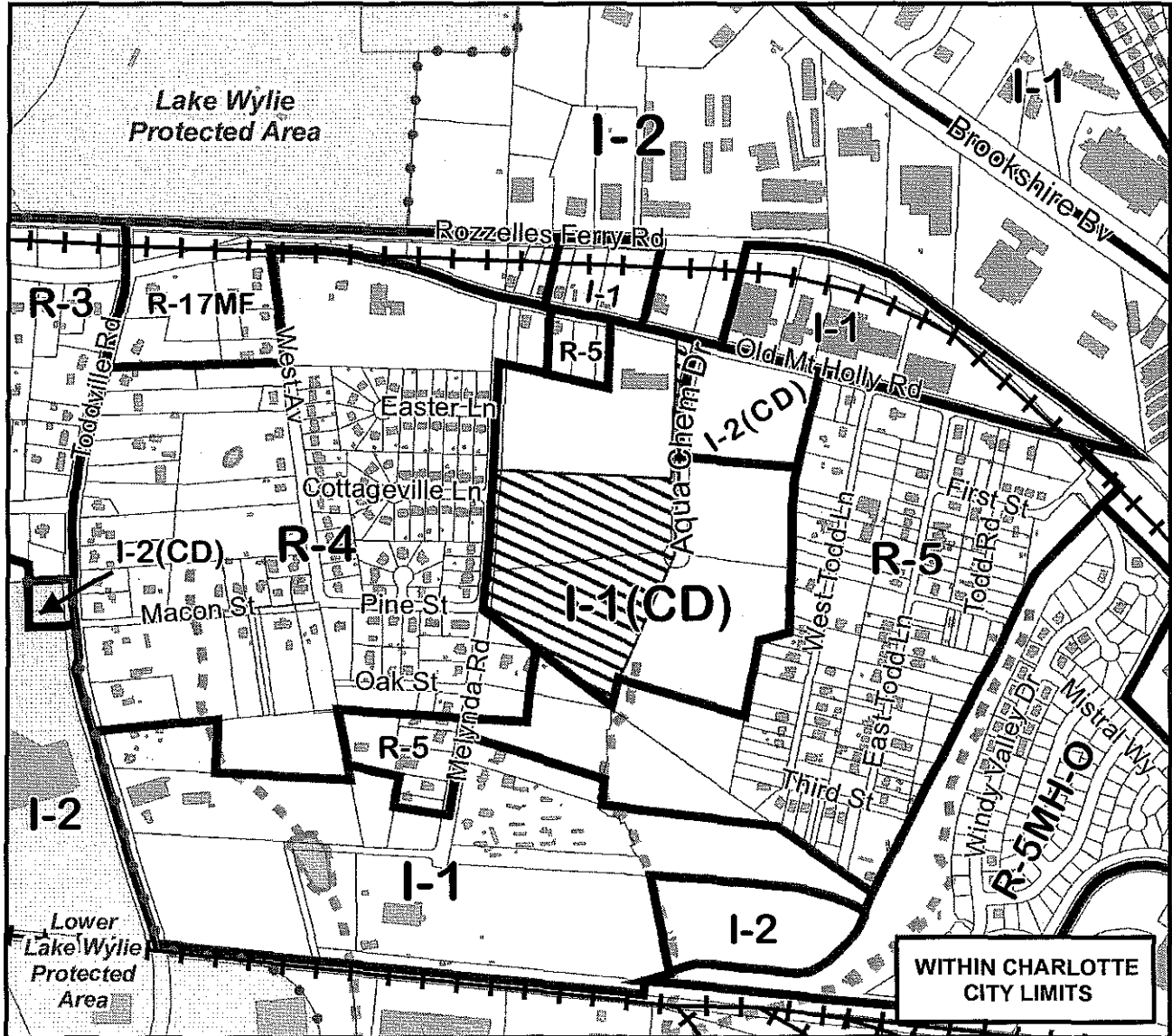
Petition #: **2008-048**

Petitioner: DTJT Properties, LLC

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

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

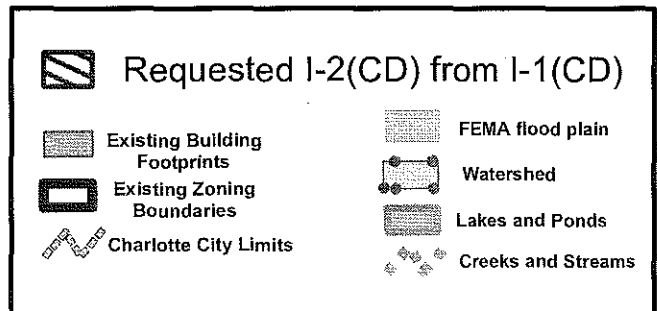
Acreeage & Location : Approximately 12.19 acres located south of Old Mt. Holly Road, along the west side of Aqua Chem Drive.



Zoning Map #(s) **67**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-28-2008



**APPROVED BY  
CITY COUNCIL.**

MAY 19 2008

Petition No.2008-050

**Petitioner: Liberate Financial  
ORDINANCE NO. 3913-Z**

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

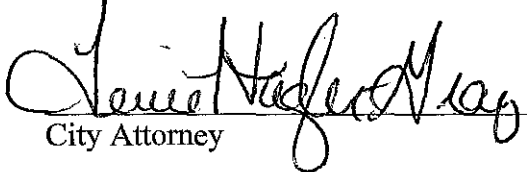
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-5 to UR-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.

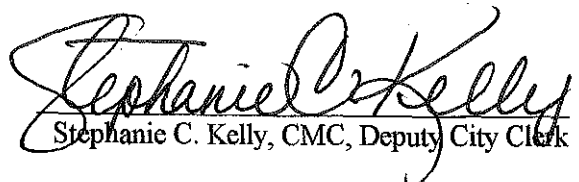
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 577-578.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

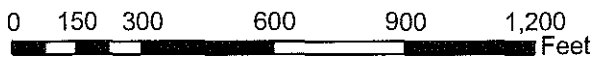
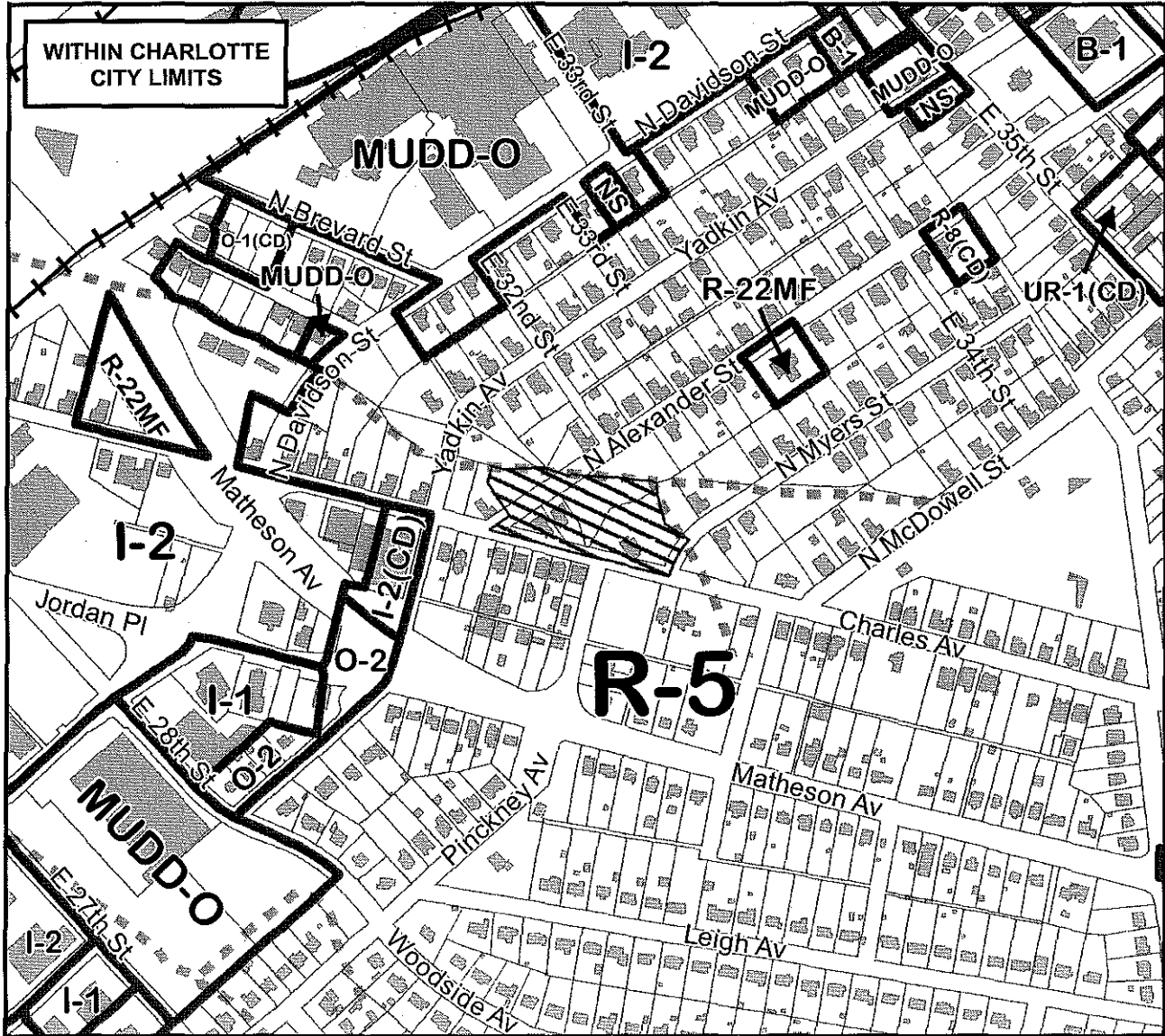
Petition #: **2008-050**

Petitioner: Liberate Financial, LLC

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

Zoning Classification (Requested): UR-1(CD)  
 (Urban Residential, Conditional)

Acreeage & Location : Approximately 1.91 acres located on the north side of Charles Avenue between Yadkin Avenue and N McDowell Street.



Zoning Map #(s) **89**



	Requested UR-1(CD) from R-5		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

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**APPROVED BY  
CITY COUNCIL.**

MAY 19 2008

Petition No.2008-051  
Petitioner: CB Richard Ellis

**ORDINANCE NO. 3914-Z**

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

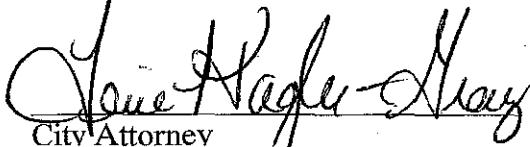
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 CC to CC 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.

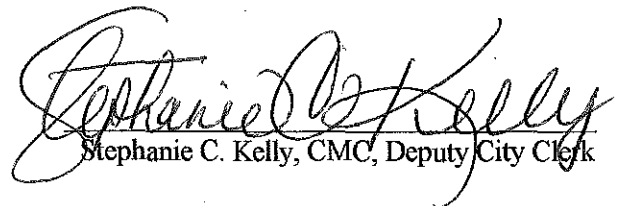
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 580-581.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17<sup>th</sup> day of June, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

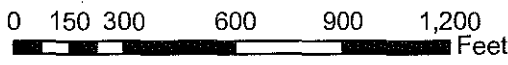
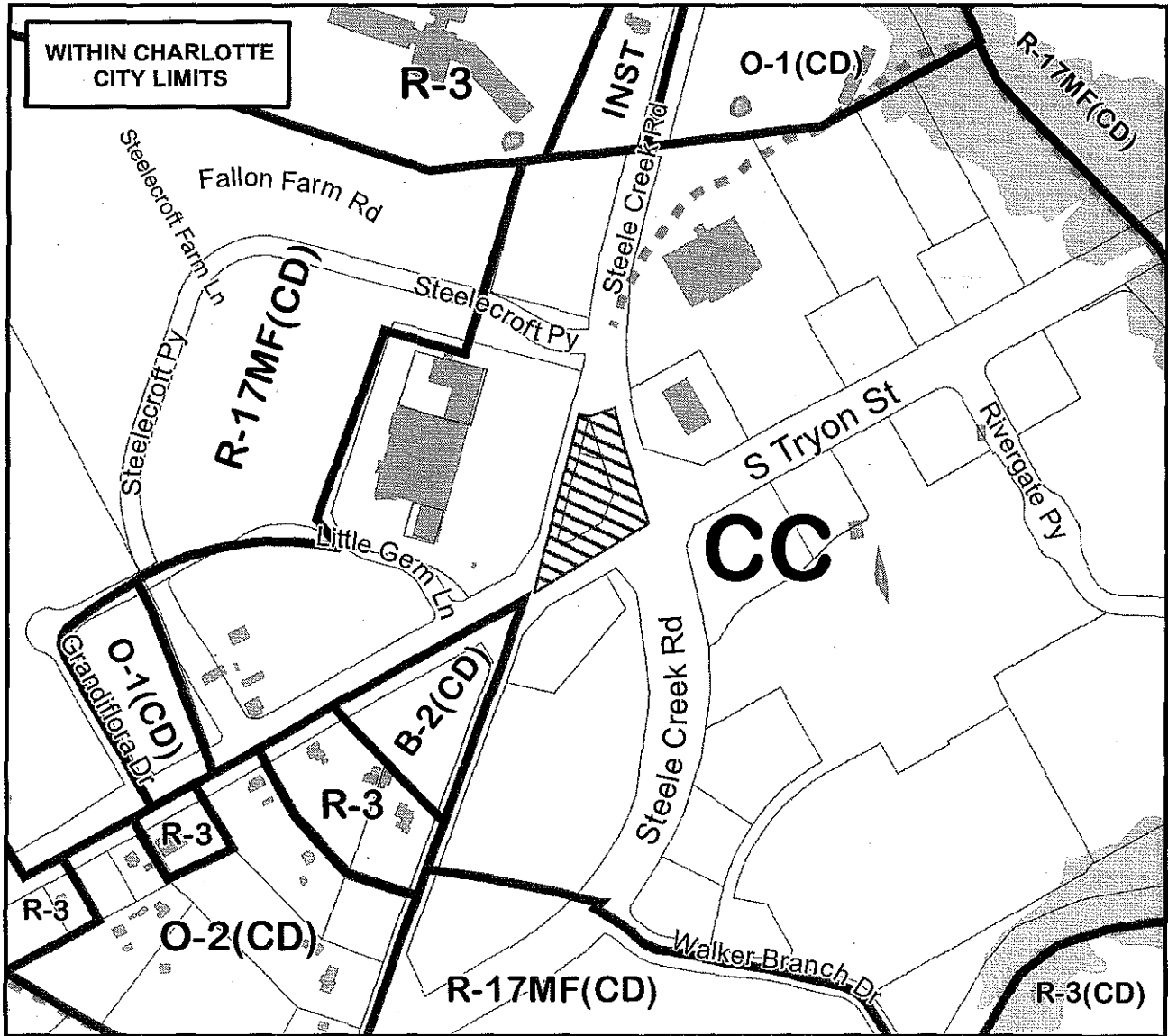
Petition #: **2008-051**

Petitioner: C B Richard Ellis

Zoning Classification (Existing): CC  
(Commercial Center)

Zoning Classification (Requested): CC S.P.A.  
(Commercial Center, Site Plan Amendment)

Acreage & Location : Approximately 1.53 acres located on the northwest corner of S Tryon Street and Steele Creek Road.



Zoning Map #(s) **154**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-25-2008

	Requested CC S.P.A. from CC		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.2008-052  
Petitioner: Novant Health, Inc.

MAY 19 2008

**ORDINANCE NO. 3915-Z**

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

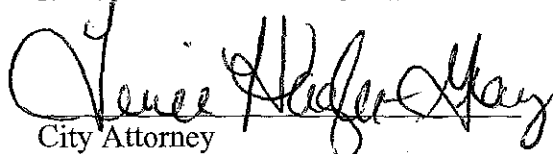
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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) 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.

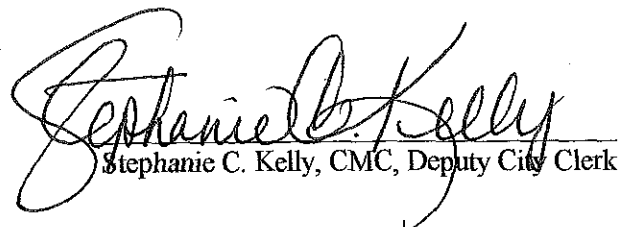
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 580-581.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31<sup>st</sup> day of October, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk



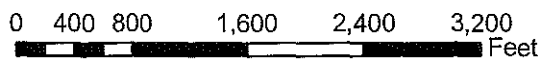
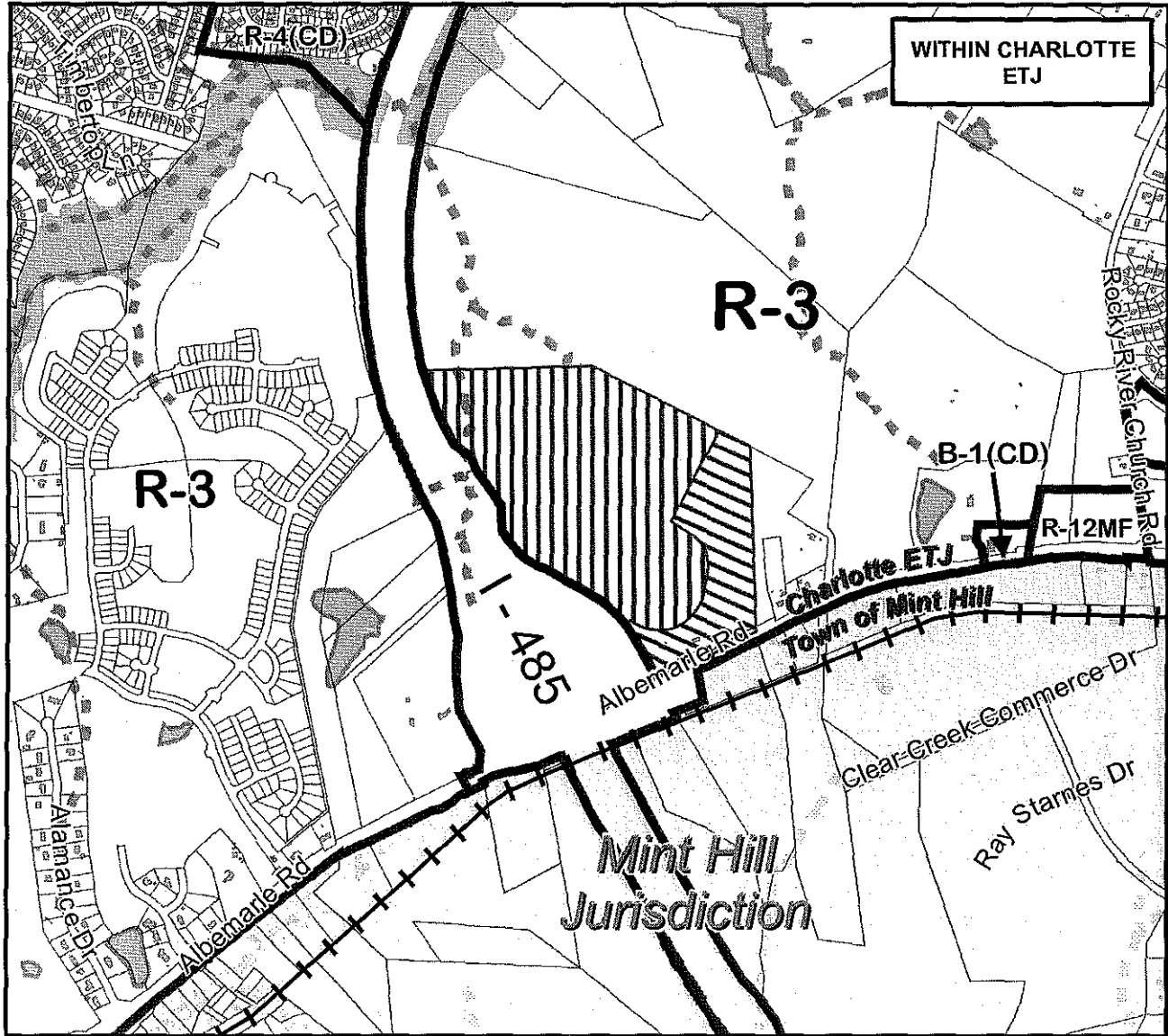
Petition #: **2008-052**

Petitioner: Novant Health, Inc.

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

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

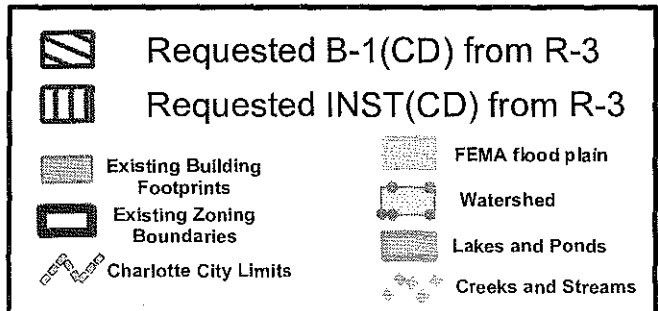
Acres & Location : Approximately 81.75 acres located on the northeast quadrant of the I-485 / Albemarle Road Interchange.



Zoning Map #(s) **97**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
03-31-2008



**APPROVED BY  
CITY COUNCIL.**

Petition No. 2008-054  
Petitioner: Bransen L. Patch

MAY 19 2008

**ORDINANCE NO. 3916-Z**

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

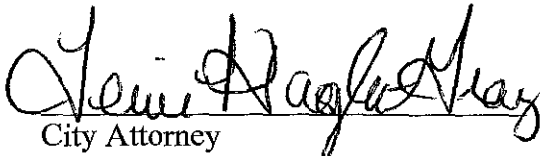
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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) to B-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.

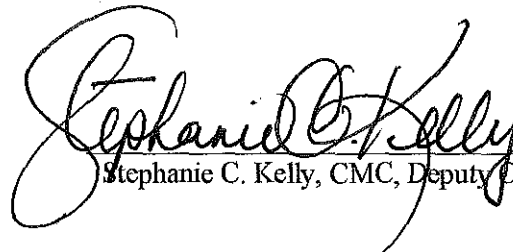
APPROVED AS TO FORM:

  
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 19<sup>th</sup> May, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 584-585.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15<sup>th</sup> day of September, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

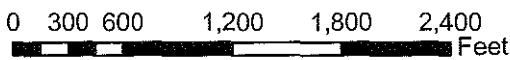
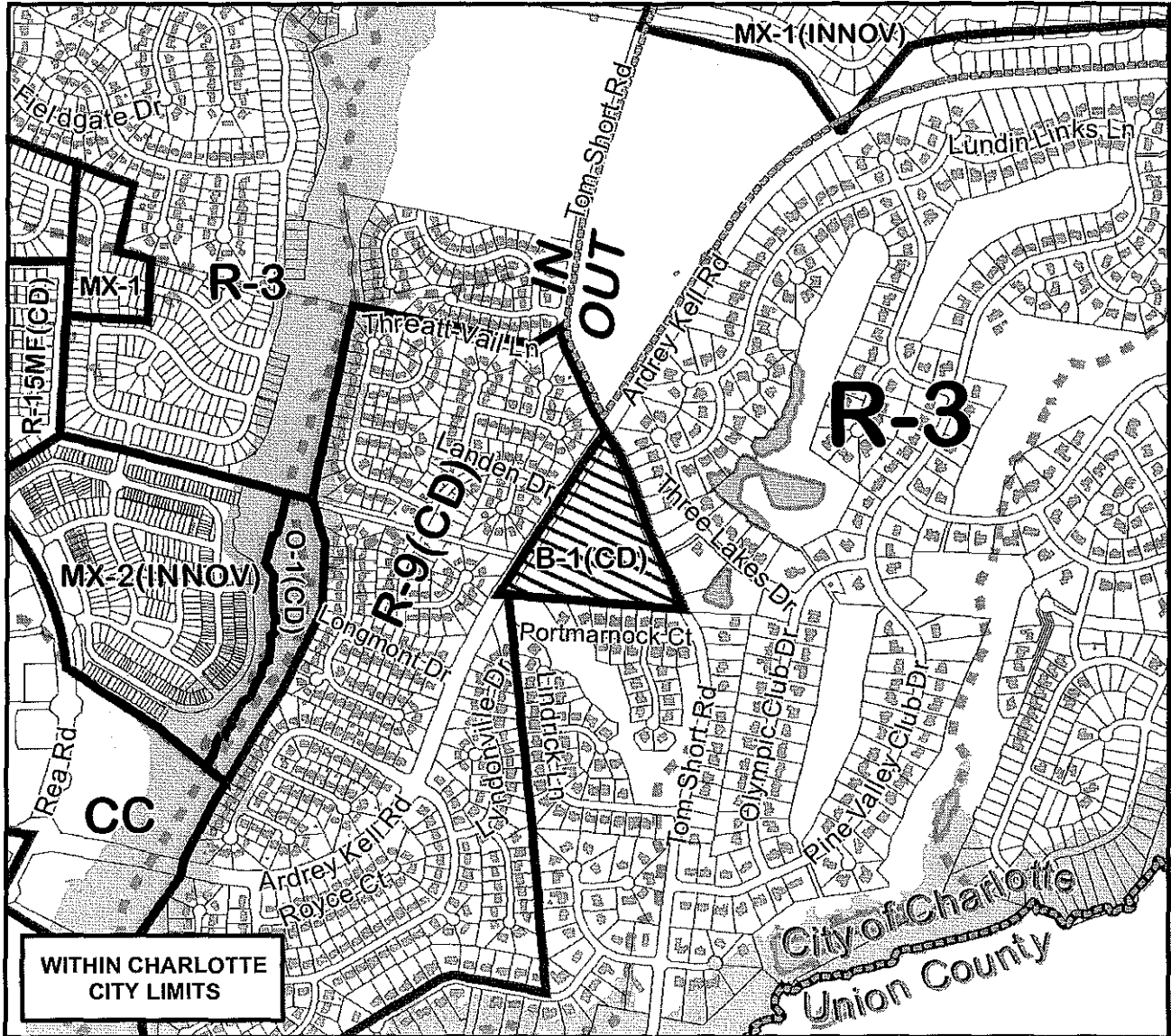
Petition #: **2008-054**

Petitioner: Bransen L. Patch

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

Zoning Classification (Requested): B-1(CD) S.P.A.  
 (Neighborhood Business, Conditional, Site Plan Amendment)

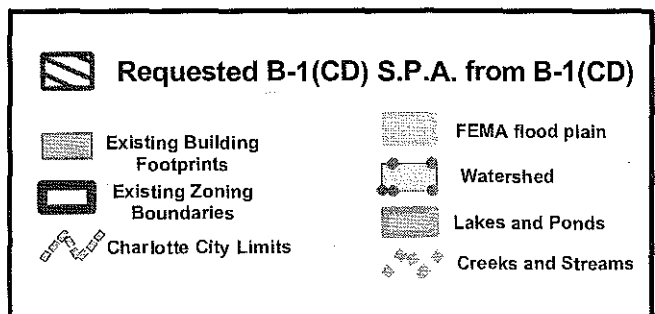
Acreage & Location : Approximately 11.97 acres located on the south corner of the intersection of Ardrey Kell Road and Tom Short Road.



Zoning Map #(s) **181**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 01-30-2008



**APPROVED BY  
CITY COUNCIL.**

Petition No.2008-059  
Petitioner: Crescent Resources, LLC

MAY 19 2008

**ORDINANCE NO. 3917-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-1SCD, I-1, O-2, RE-1, and MUDD-O to CC.

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.

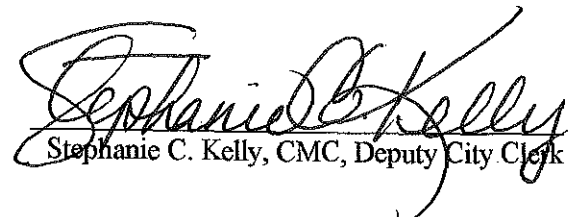
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 586-587.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2008-059**

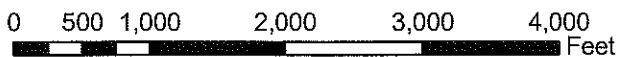
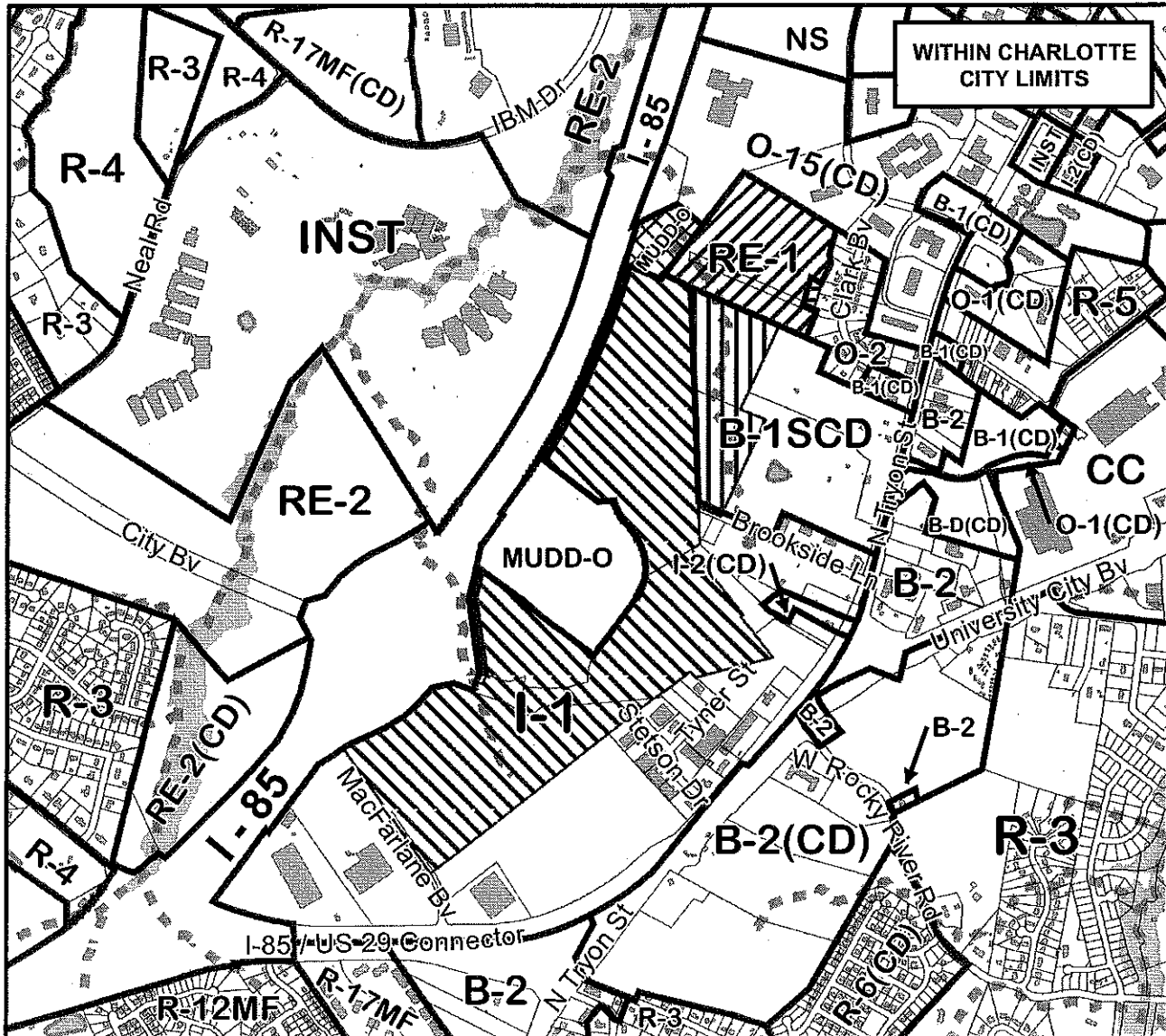
Petitioner: Crescent Resources, LLC

Zoning Classification (Existing): B-1SCD, I-1, O-2, RE-1 and MUDD-O

(Business, Shopping Center District; Light Industrial; Office; Research and Mixed-Use Development District, Optional)

Zoning Classification (Requested): CC  
 (Commercial Center)

Acres & Location : Approximately 168 acres located on the east side of the I-85 / City Boulevard interchange.



Zoning Map #(s) **58, 71**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 03-31-2008

	Requested CC from B-1SCD		FEMA flood plain
	Requested CC from I-1		Watershed
	Requested CC from O-2		Lakes and Ponds
	Requested CC from RE-1		
	Requested CC from MUDD-O		
	Existing Building Footprints		
	Existing Zoning Boundaries		
	Creeks and Streams		

CITY ZONE CHANGE

Petition No. 2008-062  
Petitioner: CMPC

**APPROVED BY  
CITY COUNCIL  
ORDINANCE NO. 3918-Z  
MAY 19 2008**

**ZONING REGULATIONS**

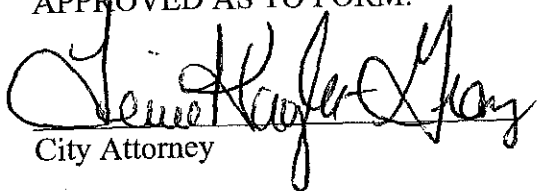
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

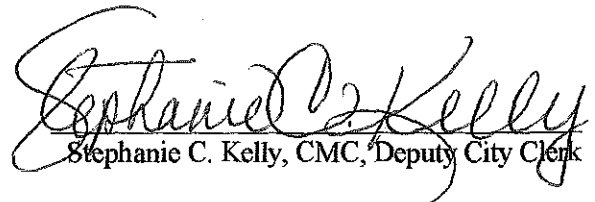
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of May, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 588-589.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17<sup>th</sup> day of June, 2008.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

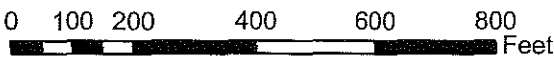
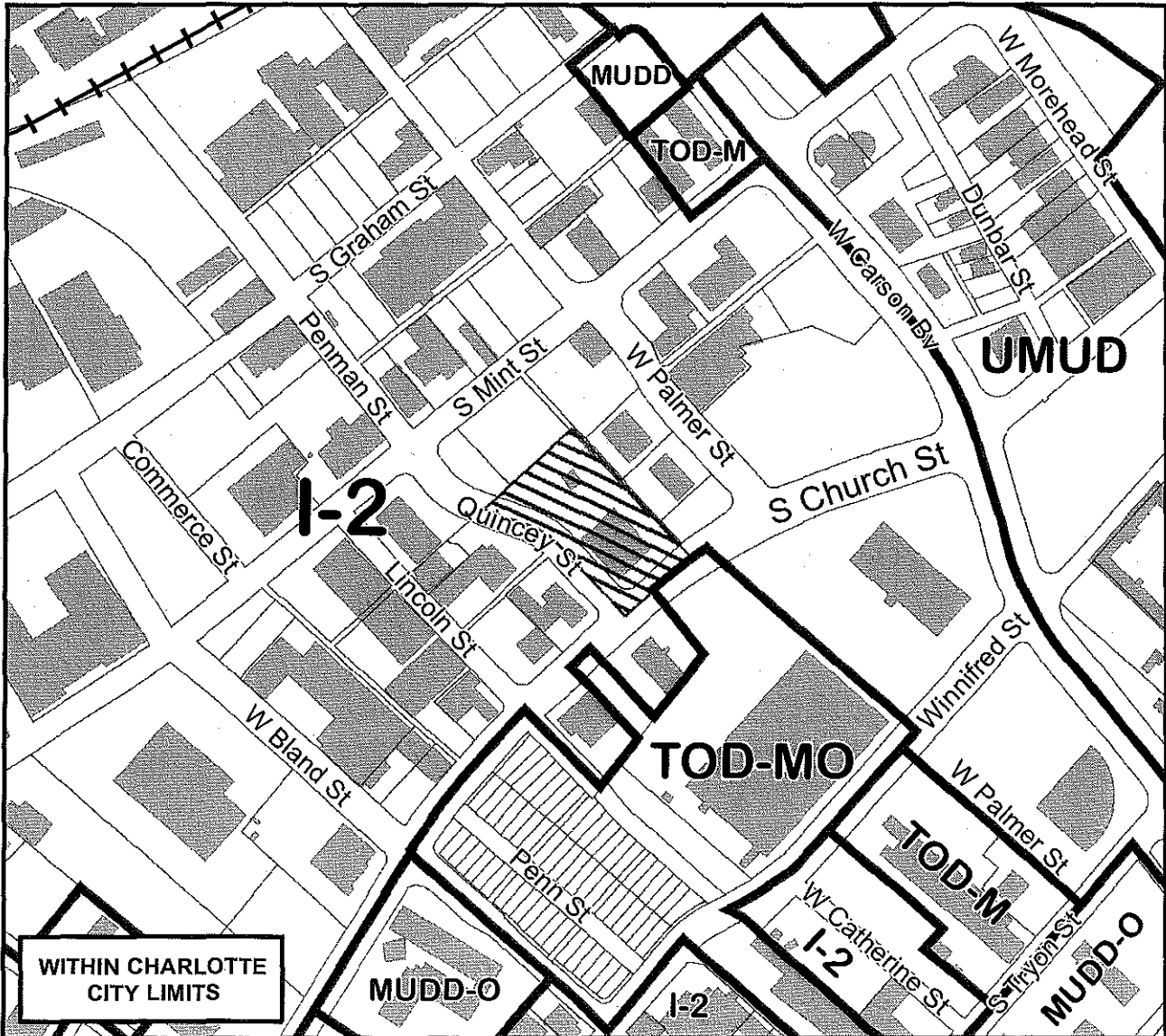
Petition #: **2008-062**

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Acreeage & Location : Approximately 0.92 acres located on the northwest corner of S Church Street and Quincey Street.



Zoning Map #(s) **102**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-06-2008

