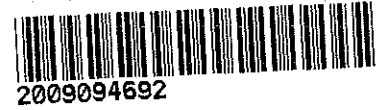


FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2009 JUL 02 02:38:40 PM  
BK: 24894 PG: 803-808 FEE: \$0.00  
INSTRUMENT # 2009094692

ORDINANCE NO. 4190-Z



Ordinance – Charlotte Fire Station Number 5

**Ordinance designating as a Historic Landmark a property known as “Charlotte Fire Station Number 5” (listed under Tax Parcel Number 07101706 including the exterior of the building and the land listed under Tax Parcel Number 07101706 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 1, 2009). The property is owned by the City of Charlotte, and is located at 224 Wesley Heights Way, 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 public hearing held on the 18th day of May, 2009, on the question of designating a property known as Charlotte Fire Station Number 5 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 11th day of May, 2009, on the question of designating a property known as Charlotte Fire Station Number 5 as a historic landmark; and

CHARLOTTE MECKLENBURG  
HISTORIC  
LANDMARKS COMMISSION  
2100 RANDOLPH RD.  
CHARLOTTE, NC 28207

*Return To:*

WHEREAS, Charlotte Fire Station Number 5 was designed by Charles Christian Hook, an architect of local and regional importance; and

WHEREAS, Charlotte Fire Station Number 5 is reflective of the architectural design of firehouses in the 1920s; and

WHEREAS, Charlotte Fire Station Number 5 is an instructive artifact in the history of firefighting in Charlotte; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Charlotte Fire Station Number 5 possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as Charlotte Fire Station Number 5 is owned by the City of Charlotte.

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

1. That the exterior of the property known as “Charlotte Fire Station Number 5” (listed under Tax Parcel Number 07101706 specifically only including the exterior of the building and the land listed under Tax Parcel Number 07101706 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 1, 2009) 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 224 Wesley Heights Way in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on Charlotte Fire Station Number 5” (2009).

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 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*

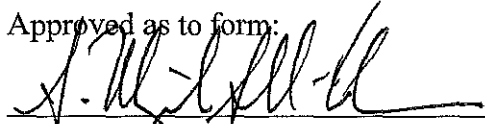
*Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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 “Charlotte Fire Station Number 5” 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.

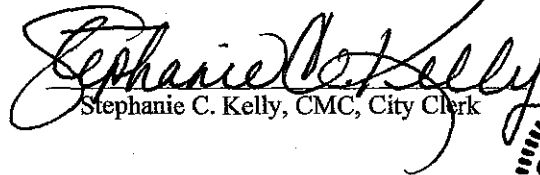
Approved as to form:

  
\_\_\_\_\_  
Senior Assistant 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 15<sup>th</sup> day of June, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Pages (210-214).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of June, 2009.

  
Stephanie C. Kelly, CMC, City Clerk





J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

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Filed For Registration: 07/02/2009 02:38:40 PM  
Book: RE 24894 Page: 803-808  
Document No.: 2009094692  
ORD 6 PGS  
Recorder: APRIL JONES



2009094692

INSTRUMENT # 2009094693



2009094693

ORDINANCE NO. 4191-Z

Ordinance – Dr. Robert H. Greene House

**Ordinance designating as a Historic Landmark a property known as the “Dr. Robert H. Greene House” (listed under Tax Parcel Number 07841209 including the interior and exterior of the house and the land listed under Tax Parcel Number 07841209 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 1, 2009). The property is owned by EMANSER, LLC, and is located at 2001 Oaklawn Avenue, 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 public hearing held on the 18th day of May, 2009, on the question of designating a property known as the Dr. Robert H. Greene House 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 11th day of May, 2009, on the question of designating a property known as the Dr. Robert H. Greene House as a historic landmark; and

*Return To:*

CHARLOTTE MECKLENBURG  
HISTORIC  
LANDMARKS COMMISSION  
2100 RANDOLPH RD.  
CHARLOTTE, NC 28207

WHEREAS, the Dr. Robert H. Greene House, built in 1936, is a well preserved example of the Colonial Revival Style, and is one of the few surviving pre-war examples of this style associated with the black community in Charlotte; and

WHEREAS, the Dr. Robert H. Greene House is important in understanding the history of the McCrorey Heights neighborhood; and

WHEREAS, the Dr. Robert H. Greene House helps to chronicle the evolution of African-American middle class neighborhoods in Charlotte; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Dr. Robert H. Greene House possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Dr. Robert H. Greene House is owned by EMANSER, LLC.

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

1. That the property known as the “Dr. Robert H. Greene House” (listed under Tax Parcel Number 07841209 including the interior and exterior of the house and the land listed under Tax Parcel Number 07841209 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 1, 2009) 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 2001 Oaklawn Avenue in the City of Charlotte, Mecklenburg County, North Carolina. Features



June 15, 2009

Ordinance – Dr. Robert H. Greene House

*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.

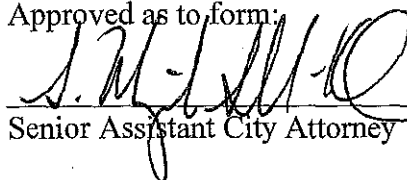
6. That the owners of the historic landmark known as the "Dr. Robert H. Greene House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of 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.

Adopted the \_\_\_\_ day of \_\_\_\_\_, 2009, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

\_\_\_\_\_  
Clerk to City Council

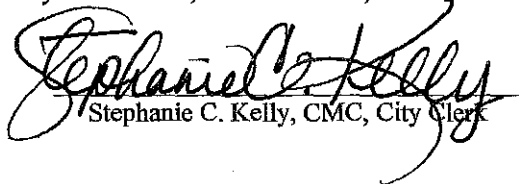
Approved as to form:

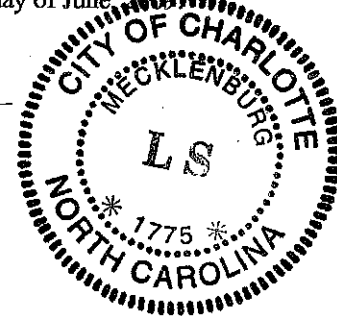
  
\_\_\_\_\_  
Senior Assistant City Attorney

**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 15<sup>th</sup> day of June, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Pages (215-219).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of June, 2009.

  
Stephanie C. Kelly, CMC, City Clerk





J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

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Filed For Registration: 07/02/2009 02:38:40 PM  
Book: RE 24894 Page: 809-814  
Document No.: 2009094693  
ORD 6 PGS  
Recorder: APRIL JONES



2009094693

APPROVED BY CITY COUNCIL  
JUNE 15, 2009

Petition No.: 2009-034  
Petitioner: City of Charlotte Housing Authority  
ORDINANCE NO. 4192-Z

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

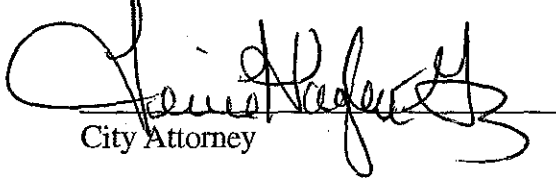
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 and R-22MF to TOD-M(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.

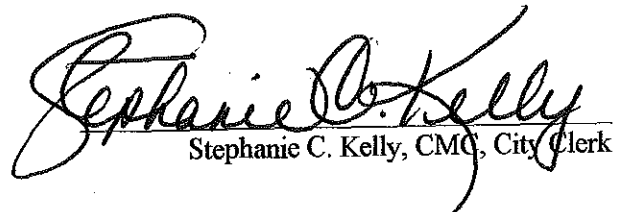
APPROVED AS TO FORM:

  
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 15<sup>th</sup> June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page(s) 220-221.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of July, 2009.

  
Stephanie C. Kelly, CMC, City Clerk

Petition #: **2009-034**

Petitioner: Housing Authority of the City of Charlotte

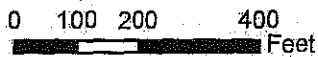
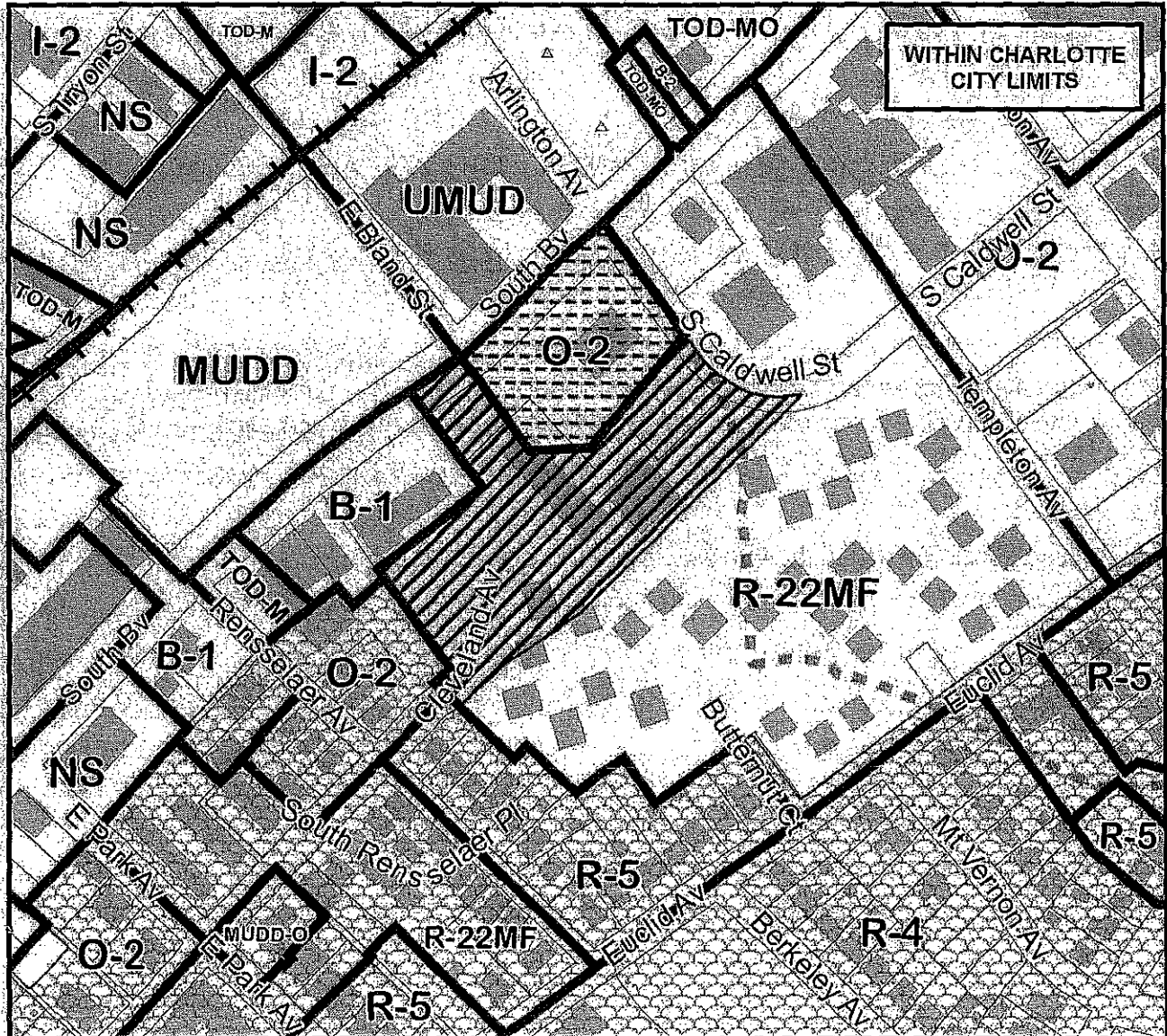
Zoning Classification (Existing): O-2 and R-22MF

(Office and Multi-Family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): TOD-M(CD)

(Transit Oriented Development, Mixed-Use, Conditional)

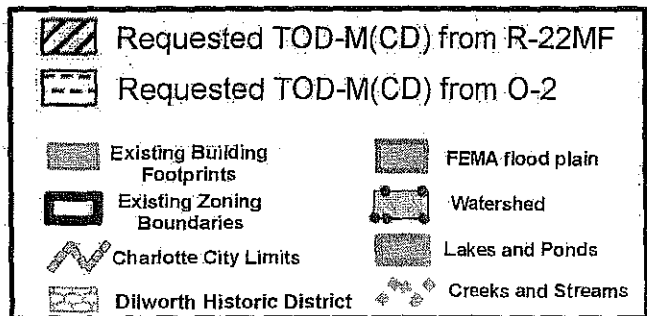
Acreage & Location : Approximately 5.86 acres located at the southwest corner of South Boulevard and Caldwell Street.



Zoning Map #(s) **102**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 3-11-2009



APPROVED BY CITY COUNCIL  
JUNE 15, 2009

Petition No.: 2009-036  
Petitioner: Crosland Greens, LLC

ORDINANCE NO. 4193-Z

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

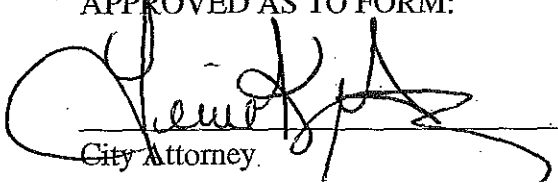
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 and R-17MF to **TOD-RO and TOD-MO with five-year vested rights request.**

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.

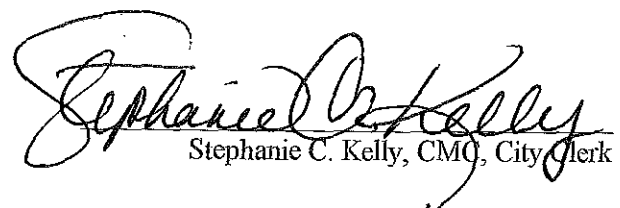
APPROVED AS TO FORM:

  
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 15<sup>th</sup> day of June, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Page(s) 222-223.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29<sup>th</sup> day of March, 2010.

  
Stephanie C. Kelly, CMC, City Clerk

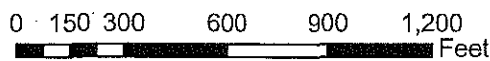
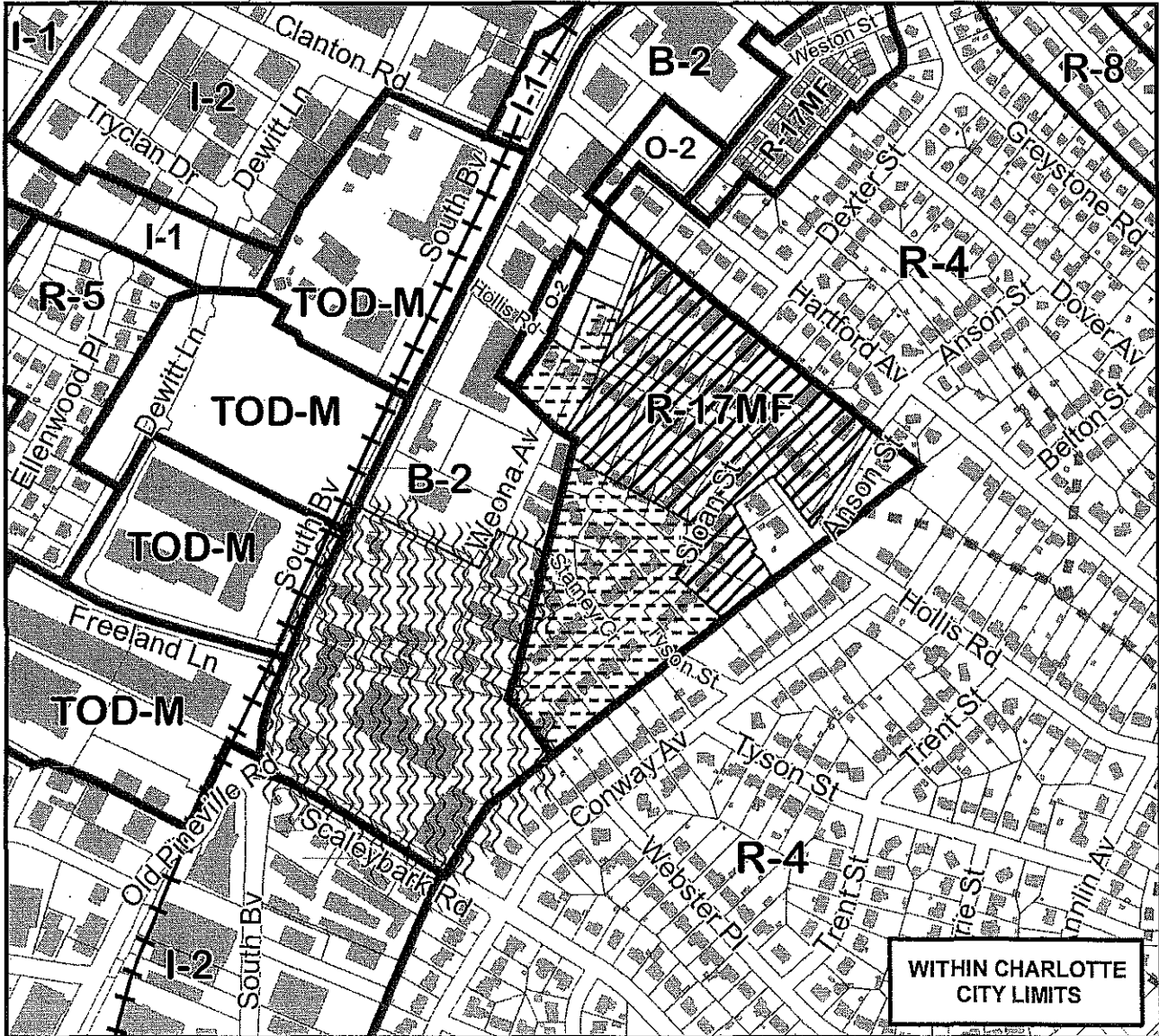
Petition #: **2009-036**

Petitioner: Crosland Greens, LLC

Zoning Classification (Existing): B-2 and R-17MF  
 (General Business and Multi-Family Residential, up to 17 dwelling units per acre)

Zoning Classification (Requested): TOD-RO and TOD-MO, 5-Year Vested Rights  
 (Transit Oriented Development, Residential, Optional and Transit Oriented Development, Mixed Use, Optional - Five-Year Vested Rights)

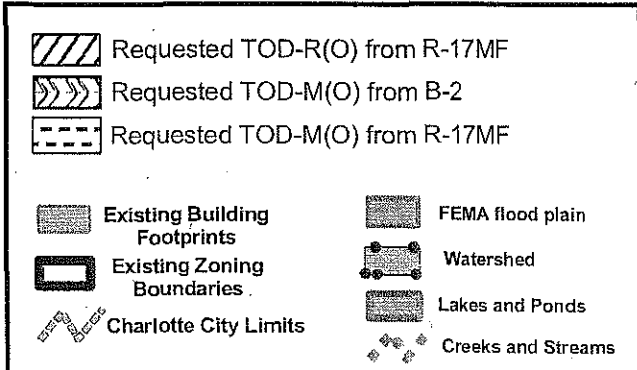
Acreeage & Location : Approximately 36.4 acres located along Scaleybark Road and Weona Avenue on the east side of South Boulevard.



Zoning Map #(s) **110 & 126**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 3-11-2009



APPROVED BY CITY COUNCIL  
JUNE 15, 2009

Petition No.: 2009-037  
Petitioner: Charlotte-Mecklenburg Housing Partnership, Inc.  
ORDINANCE NO. 4194-Z

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

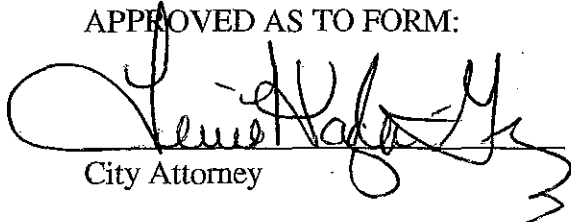
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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(LLWPA) to CC(LLWPA).

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.

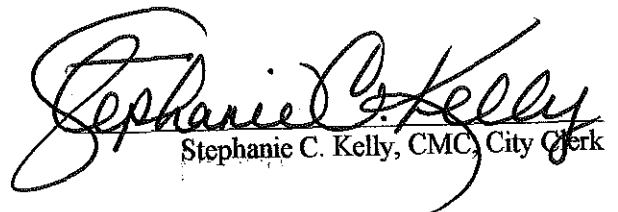
APPROVED AS TO FORM:

  
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 15<sup>th</sup> June, 2009, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 56, Page(s) 224-225.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of July, 2009.

  
Stephanie C. Kelly, CMC, City Clerk



Petition #: **2009-037**

Petitioner: Charlotte-Mecklenburg Housing Partnership, Inc.

**Zoning Classification (Existing):** Part A: MX-1(LLWPA) and CC(LLWPA); Part B: R-3(LLWPA)

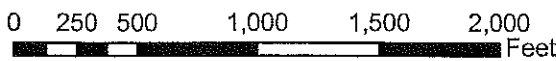
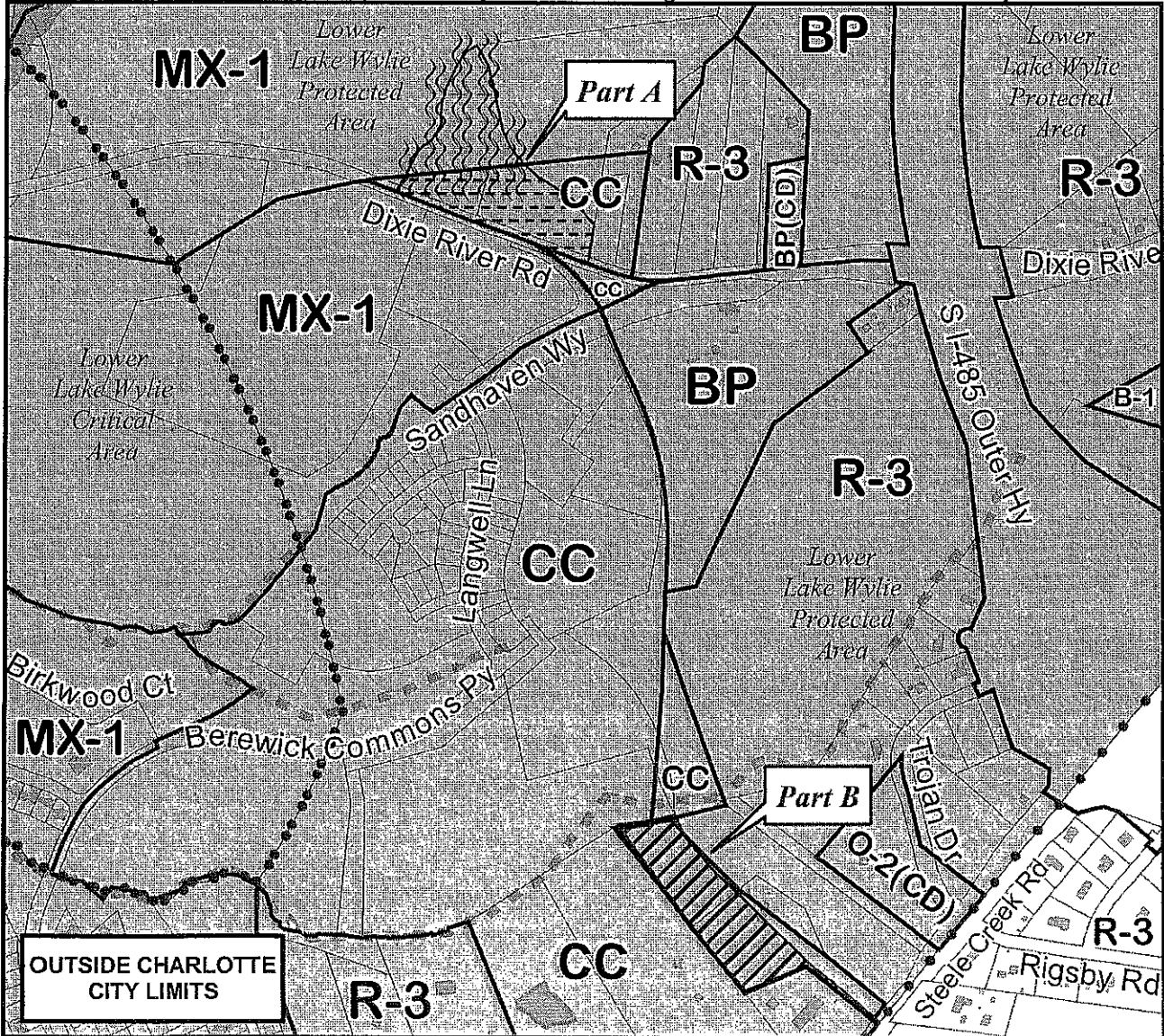
(Part A: Mixed-Use Development, Lower Lake Wylie Protected Area and Commercial Center, Lower Lake Wylie Protected Area; Part B: Single-Family Residential, up to 3 dwelling units per acre, Lower Lake Wylie Protected Area)

**Zoning Classification (Requested):** Part A: R-17MF(CD)(LLWPA); Part B: CC(LLWPA)

(Part A: Multi-Family Residential, up to 17 dwelling units per acre, Conditional, Lower Lake Wylie Protected Area; Part B: Commercial Center, Lower Lake Wylie Protected Area)

**Acres & Location :** Approximately 8.3 acres located north of Dixie River Road near I-485.

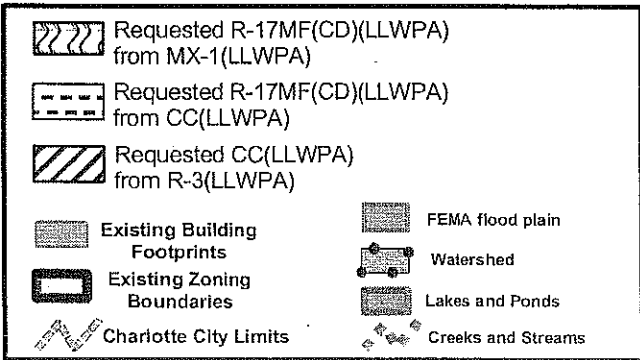
Also, approximately 5.0 acres along Steele Creek Road near Trojan Drive.



Zoning Map #(s) **128 & 132**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 4-30-2009



APPROVED BY CITY COUNCIL  
June 15, 2009

**CITY ZONE CHANGE**  
**ORDINANCE NO. 4194-Z**

Petition No.: 2009-044  
Petitioner: City of Charlotte  
Housing Authority

**ZONING REGULATIONS**

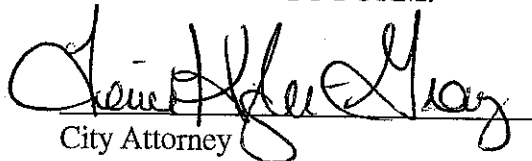
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 to MUDD on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

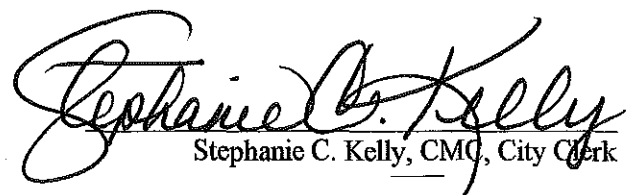
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 15<sup>th</sup> June, 2009, the reference having been made in Minute Book 128 and recorded in full in Ordinance Book 56, Page(s) 228-229.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of July, 2009.

  
Stephanie C. Kelly, CMG, City Clerk

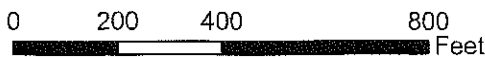
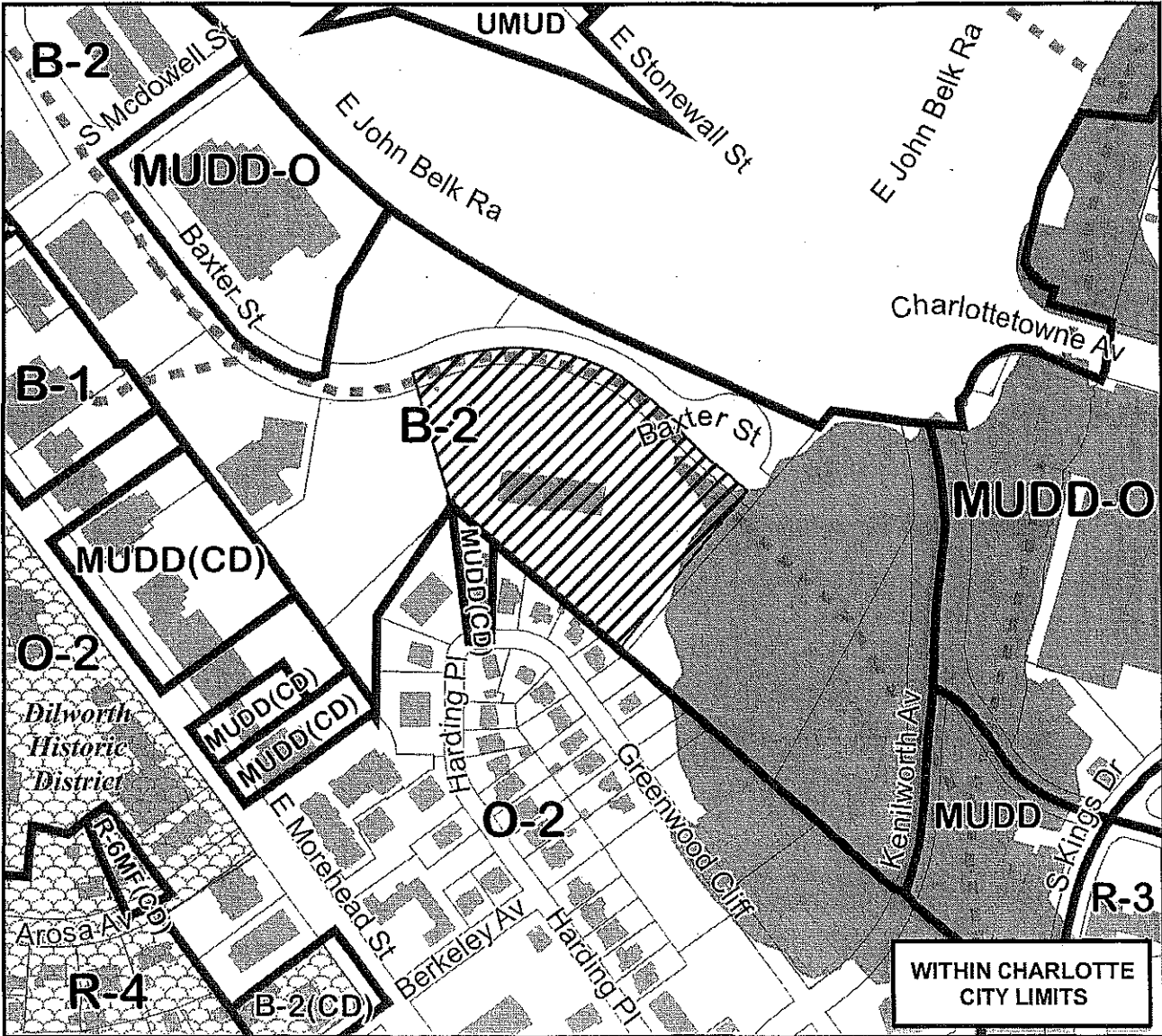
Petition #: **2009-044**

Petitioner: Housing Authority of the City of Charlotte

Zoning Classification (Existing): B-2  
 (General Business)

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

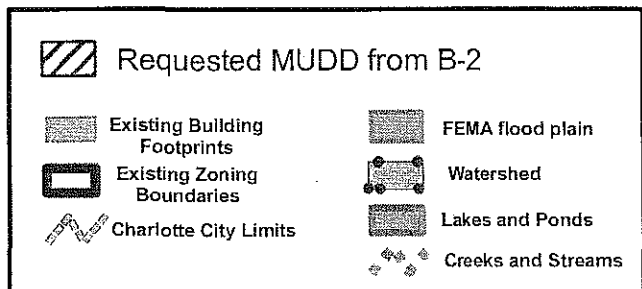
Acreage & Location : Approximately 5.54 acres located on the south side of Baxter Street near the intersection of S McDowell Street and Baxter Street.



Zoning Map #(s) **102**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 4-6-2009



Petition # 2009-051  
Petitioner: Speedway Investment Group, LLC

APPROVED BY CITY COUNCIL  
JUNE 15, 2009

**ORDINANCE NO. 4209**

**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 2: DEFINITIONS AND RULES OF CONSTRUCTION**

**1. PART 2: DEFINITIONS**

- a. Amend Section 2.201, "Definitions" by replacing the definition for "overnight camping trailer park" with a new definition for "overnight camping area" and adding it in alphabetical order. The new definition shall read as follows:

Overnight camping area.

An area upon which two or more overnight camp sites and/or space for overnight tents, camping trailers, motor homes, or other recreational vehicles are located. The overnight camping area is designed for temporary shelter and outdoor recreation.

**B. CHAPTER 9: GENERAL DISTRICTS**

**1. PART 11: INDUSTRIAL DISTRICTS**

- a. Amend Section 9.1104, "Permitted Accessory Uses and Structures" by adding "overnight camping area" numerically as subsection 6.1. The new language shall read as follows:

6.1 Overnight camping area, (I-1 only) provided such use is: 1) accessory to a raceway use and 2) located on at least 50 acres or located within a unified planned development of at least 50 acres. If the overnight camping area abuts a residential use or zoning district, then a minimum 100 foot landscaped buffer shall be provided.

**2. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS**

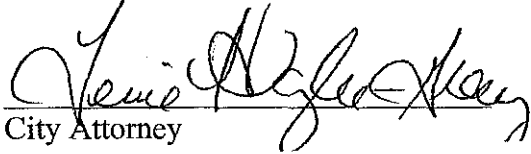
- a. Amend Section 9.101, "Table of Uses" by adding Overnight Camping Area to the "Urban Industrial and Industrial" table under "Accessory Uses and Structures", in alphabetical order, as follows:

|                                      |            |            |            |
|--------------------------------------|------------|------------|------------|
| <b>Accessory Uses and Structures</b> | <b>U-I</b> | <b>I-1</b> | <b>I-2</b> |
|--------------------------------------|------------|------------|------------|

|                        |  |    |  |
|------------------------|--|----|--|
| Overnight camping area |  | PC |  |
|------------------------|--|----|--|

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

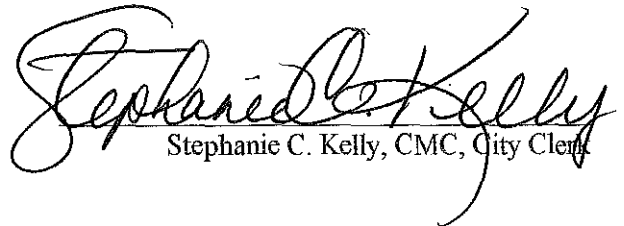
Approved as to form:

  
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 15<sup>th</sup> June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page(s) 243-244.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of September, 2009.

  
Stephanie C. Kelly, CMC, City Clerk