Petition No. 2009-052

Petitioner: Speedway Investment Group, LLC

APPROVED BY CITY COUNCIL JUNE 22, 2009

ORDINANCE NO. 4197-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:

<u>Section 1.</u> 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, I-2, BD, R-MH, and B-2 to I-1(CD).

<u>Section 2</u>. 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 22<sup>nd</sup> June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page(s) 230-231.

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

Petition #: 2009-052

Petitioner: Speedway Investment Group, LLC

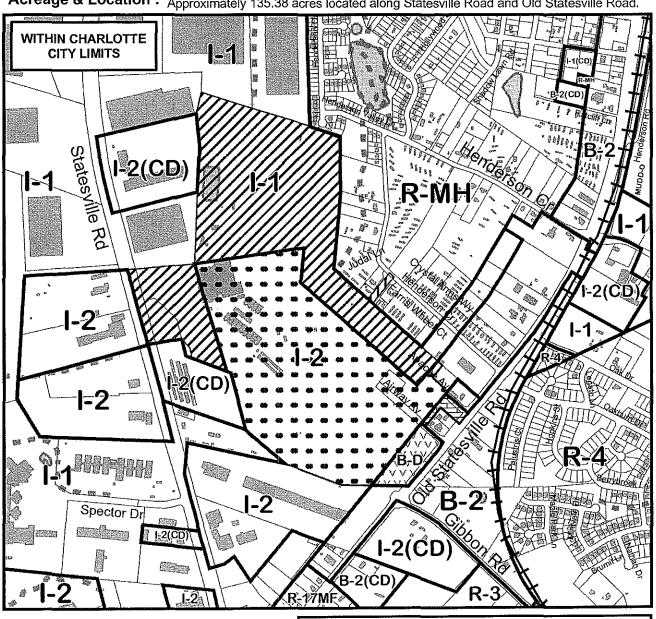
I-1, I-2, B-D, R-MH, and B-2 **Zoning Classification (Existing):** 

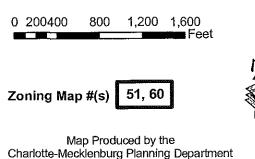
(Light Industrial, General Industrial, Distributive Business, Manufactured Housing District, and General Business) I-1(CD)

Zoning Classification (Requested): \_

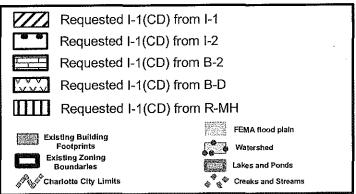
(Light Industrial, Conditional)

Acreage & Location: Approximately 135.38 acres located along Statesville Road and Old Statesville Road.





5-7-2009



ORDINANCE NO. 4198-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2325 BARRY STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF JERRY HAYDEN P.O BOX 470086 CHARLOTTE, NC 28247

WHEREAS, the dwelling located at 2325 Barry Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2325 Barry Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12 \mathbb{l}, and recorded in full in Ordinance Book 56, Page 232.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4199-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3019 SHENANDOAH AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF BEATRICE WYONA RUSSELL 3019 SHENANDOAH AVENUE CHARLOTTE, NC 28205

WHEREAS, the dwelling located at 3019 Shenandoah Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 3019 Shenandoah Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12h, and recorded in full in Ordinance Book 56, Page 233.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4200-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2726 DUNCAN AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF RAYMOND SMITH JR. & HEIRS OF DOROTHY MAE JOHNSON SMITH 2726 DUNCAN AVE CHARLOTTE, NC 28205

WHEREAS, the dwelling located at 2726 Duncan Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2726 Duncan Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12¶, and recorded in full in Ordinance Book 56, Page 234.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4201-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1114 MONTCALM STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF MARTELL MCPHAUL 10407 DICKSON LANE CHARLOTTE, NC 28262

WHEREAS, the dwelling located at 1114 Montcalm Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 1114 Montcalm Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12%, and recorded in full in Ordinance Book 56, Page 235.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

**ORDINANCE NO. 4202-X** 

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3501 REID AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, S AID BUILDING BEING THE PROPERTY OF LARRY CUNNINGHAM, BETTY POTTS, SARAH STRADFORD, SHIRLEY CUNNINGHAM, JIMMY COUSART, BILLY COUSART, ROSCOE COUSART AND THOMAS CUNNINGHAM 3501 REID AVE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 3501 Reid Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 3501 Reid Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page 236.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4203-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2120 W. TRADE STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF PANGETA MCGOWTHER FERGUSON & OONU CUYA REALTY INC 2120 WEST TRADE STREET CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 2120 West Trade Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2120 West Trade Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page 237

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4204-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10816 AKA 10824 WALKERS FERRY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ROGER E. SIFFORD A/K/A THOMAS AL A/K/ATOMAS AL AND WIFE MARTHA Y. SIFFORD A/K/A ATYEB AL, ROGER L. SIFFORD AND WIFE, HEIRS OF JAMES W. E. SIFFORD, HEIRS OF ISMEA HOWARD, COLLEN G. GRIER, COLLEEN GRIER, ROBERT E. SIFFORD, HEIRS OF LUCILLE SIFFORD CONNOR, COLLEN GRIER, VANESSA SIFFORD 4600 MT. OLIVE CHURCH ROAD CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 10816 aka 10824 Walkers Ferry Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10816 aka 10824 Walkers Ferry Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12<sup>st</sup>, and recorded in full in Ordinance Book 56, Page 238.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4205-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10820 AKA 10824 WALKERS FERRY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ROGER E. SIFFORD A/K/A THOMAS AL A/K/ATOMAS AL AND WIFE MARTHA Y. SIFFORD A/K/A ATYEB AL, ROGER L. SIFFORD AND WIFE, HEIRS OF JAMES W. E. SIFFORD, HEIRS OF ISMEA HOWARD, COLLEN G. GRIER, COLLEEN GRIER, ROBERT E. SIFFORD, HEIRS OF LUCILLE SIFFORD CONNOR, COLLEN GRIER, VANESSA SIFFORD 4600 MT. OLIVE CHURCH ROAD CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 10820 aka 10824 Walkers Ferry Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10820 aka 10824 Walkers Ferry Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 129, and recorded in full in Ordinance Book 56, Page 239.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

tephanie C. Kelly, CMĆ, City Clerk

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ORDINANCE NO. 4206-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10824 WALKERS FERRY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ROGER E. SIFFORD A/K/A THOMAS AL A/K/ATOMAS AL AND WIFE MARTHA Y. SIFFORD A/K/A ATYEB AL, ROGER L. SIFFORD AND WIFE, HEIRS OF JAMES W. E. SIFFORD, HEIRS OF ISMEA HOWARD, COLLEN G. GRIER, COLLEEN GRIER, ROBERT E. SIFFORD, HEIRS OF LUCILLE SIFFORD CONNOR, COLLEN GRIER, VANESSA SIFFORD 4600 MT. OLIVE CHURCH ROAD CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 10824 Walkers Ferry Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10824 Walkers Ferry Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Page 240.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4207-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10830 AKA 10824 WALKERS FERRY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ROGER E. SIFFORD A/K/A THOMAS AL A/K/ATOMAS AL AND WIFE MARTHA Y. SIFFORD A/K/A ATYEB AL, ROGER L. SIFFORD AND WIFE, HEIRS OF JAMES W. E. SIFFORD, HEIRS OF ISMEA HOWARD, COLLEN G. GRIER, COLLEEN GRIER, ROBERT E. SIFFORD, HEIRS OF LUCILLE SIFFORD CONNOR, COLLEN GRIER, VANESSA SIFFORD 4600 MT. OLIVE CHURCH ROAD CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 10830 aka 10824 Walkers Ferry Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10830 aka 10824 Walkers Ferry Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12 §, and recorded in full in Ordinance Book 56, Page 241.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 2009.

ORDINANCE NO. 4208-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10849 AKA 10845 WALKERS FERRY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF ROGER E. SIFFORD A/K/A THOMAS AL A/K/ATOMAS AL AND WIFE MARTHA Y. SIFFORD A/K/A ATYEB AL, ROGER L. SIFFORD AND WIFE, HEIRS OF JAMES W. E. SIFFORD, HEIRS OF ISMEA HOWARD, COLLEN G. GRIER, COLLEEN GRIER, ROBERT E. SIFFORD, HEIRS OF LUCILLE SIFFORD CONNOR, COLLEN GRIER, VANESSA SIFFORD 4600 MT. OLIVE CHURCH ROAD CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 10849 aka 10845 Walkers Ferry Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10849 aka 10845 Walkers Ferry Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

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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 22<sup>nd</sup> day of June, 2009, the reference having been made in Minute Book 12<sup>nd</sup>, and recorded in full in Ordinance Book 56, Page 242.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June. 2009.