

Ordinance – Henderson-King House

ORDINANCE NO. 1199-X

**Ordinance designating as a Historic Landmark a property known as the “Henderson-King House” (listed under Tax Parcel Number 163-082-09 as of March 15, 1998, and including the entire exterior of the Henderson-King House, the entire interior of the Henderson-King House and the entire parcel of land listed under Tax Parcel Number 163-082-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 15, 1998). The property is owned by Inez King and is located at 4723 Stafford Circle in the City of Charlotte, Mecklenburg County, North Carolina.**

---

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

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 15th day of February, 1999, on the question of designating a property known as the Henderson-King House as a historic landmark; and

WHEREAS, the Henderson-King House is a well preserved example of vernacular Queen Anne architecture; and

WHEREAS, the Henderson-King House is an import rural resource that has been engulfed by suburban development; and

WHEREAS, the Henderson-King House has associations with significant Mecklenburg families; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Henderson-King House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Henderson-King House is owned by Inez King.

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

1. That the property known as the “Henderson-King House” (including the entire exterior of the Henderson-King House, the entire interior of the Henderson-King House and the entire parcel of land listed under Tax Parcel Number 163-082-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 15, 1998) 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 4723 Stafford Circle in the City of Charlotte, Mecklenburg County, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the Henderson-King House* (September 9, 1997).

2. That said exterior features are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 this 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 and occupants of the historic landmark known as the Henderson-King 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 15th day of February, 1999, by the members of the City  
Council of the City of Charlotte, Mecklenburg County, North Carolina.

\_\_\_\_\_  
Clerk to City Council, Brenda R. Freeze, CMC

Approved as to form:

 David W. Smith  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, 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 15th day of February, 1999, the reference having been  
made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 232-235.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of  
February, 1999.

Brenda R. Freeze, CMC  
Brenda R. Freeze, CMC, City Clerk

APPROVED BY CITY COUNCIL

DATE 15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No.98-108  
Aston Properties

ORDINANCE NO. 1200-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 3.96 acres located on the northeast corner of Prosperity Church Road and Mallard Creek Road.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 21, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-3 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

-continued-

APPROVED AS TO FORM:

*RSS, P*  
David M. Smith  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 236-238 B.

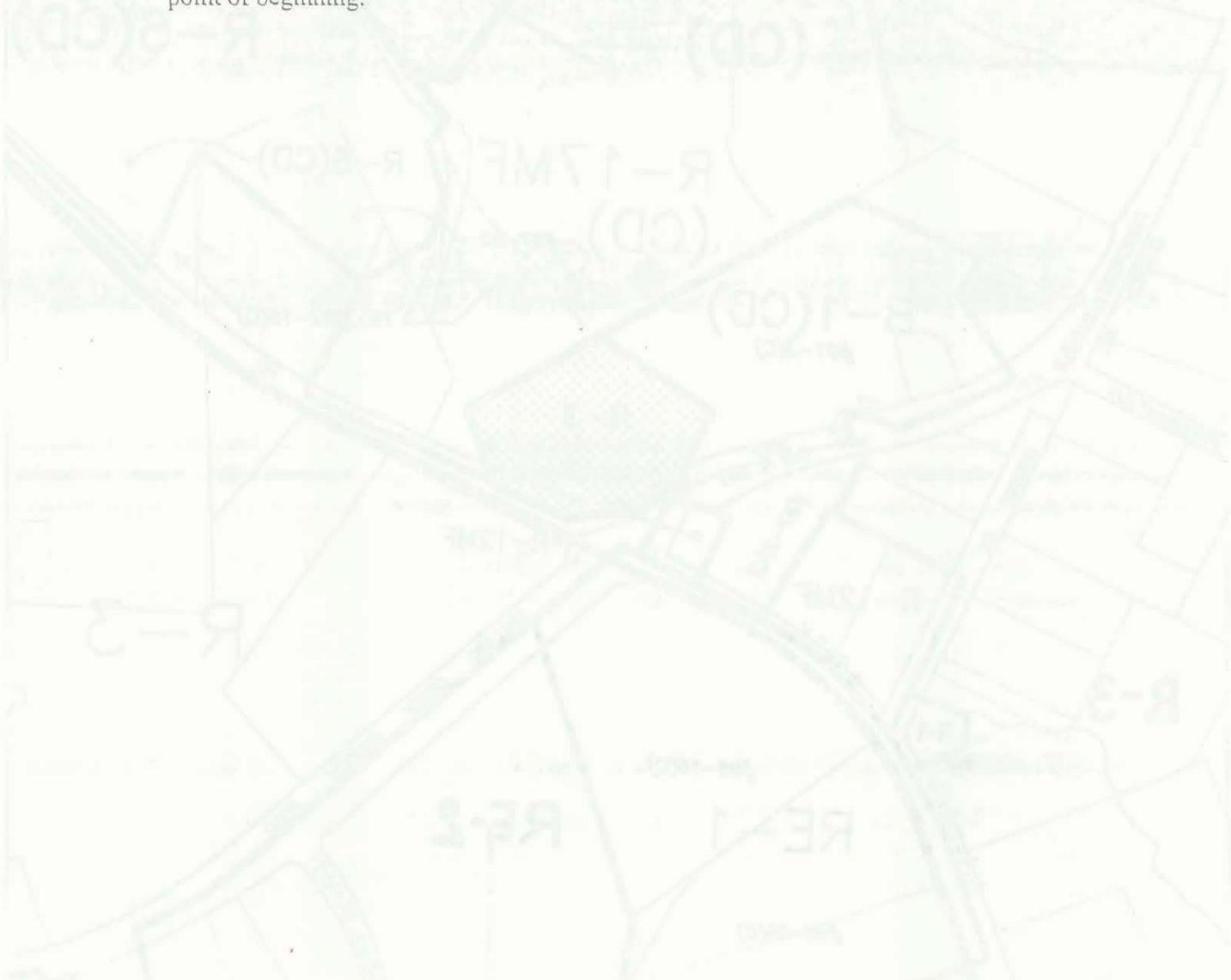
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

Brenda R. Freeze  
Brenda R. Freeze, CMC, City Clerk

Aston Properties  
Prosperity Church Rd.  
Property Description

98-108

Beginning at a point, said point being an existing NCDOT R/W monument in the northerly right-of-way of Mallard Creek Rd., and thence S67°39'32"W for approximately 338.60', and thence S20°21'29"W for approximately 127.26', and thence S58°58'43"E for approximately 404.22', and thence N53°17'15"E for approximately 339.90', and thence N24°42'26"W for approximately 205.37', and thence N51°00'31"W for approximately 77.06', and thence N81°06'27"W for approximately 117.12' to the point of beginning.



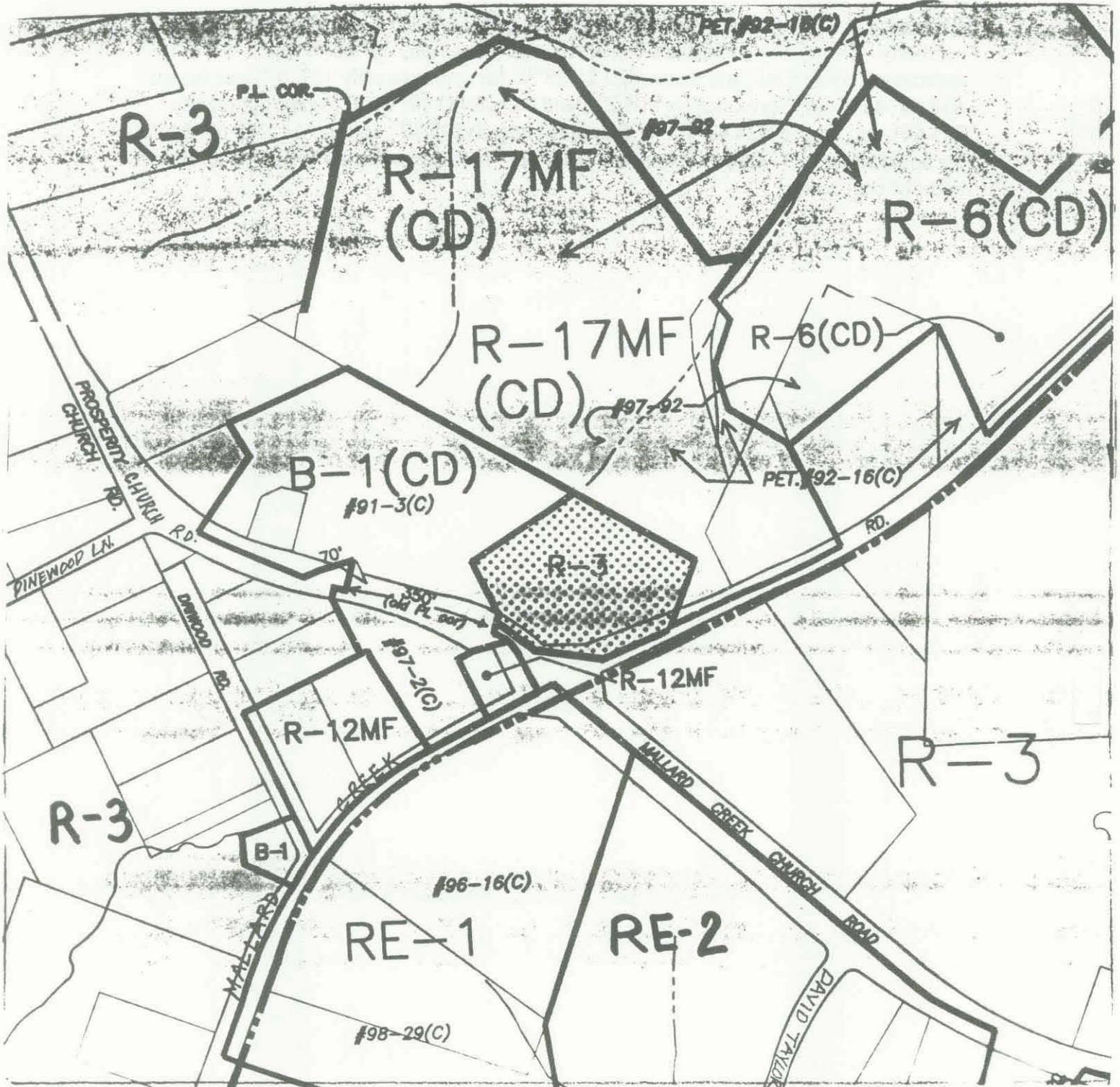
Petitioner: Aston Properties

Hearing Date: November 16, 1998

Classification (Existing): R-3

Zoning Classification (Requested): B-1(CD)

Location: Approximately 3.96 acres located on the northeast corner of Prosperity Church Road and Mallard Creek Road.



Zoning Map #(s): 53

Scale: 1" = 400'

Petition No. 98-108  
Aston Properties

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to New Horizon Hospitality, LLC and successors-in-interest of the property described as tax parcel 029-361-09 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

APPROVED BY CITY COUNCIL

DATE 15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No.98-120  
PS&L, LLC

ORDINANCE NO. 1201-7

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 12.5 acres located on the southeast corner of Albermarle Road and Thorn Grove Lane.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 20, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-15MF(CD) to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

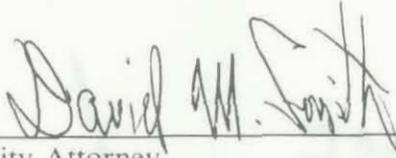
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

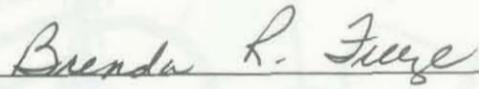
-continued-

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 239-241, B

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
\_\_\_\_\_  
Brenda R. Freeze, CMC, City Clerk

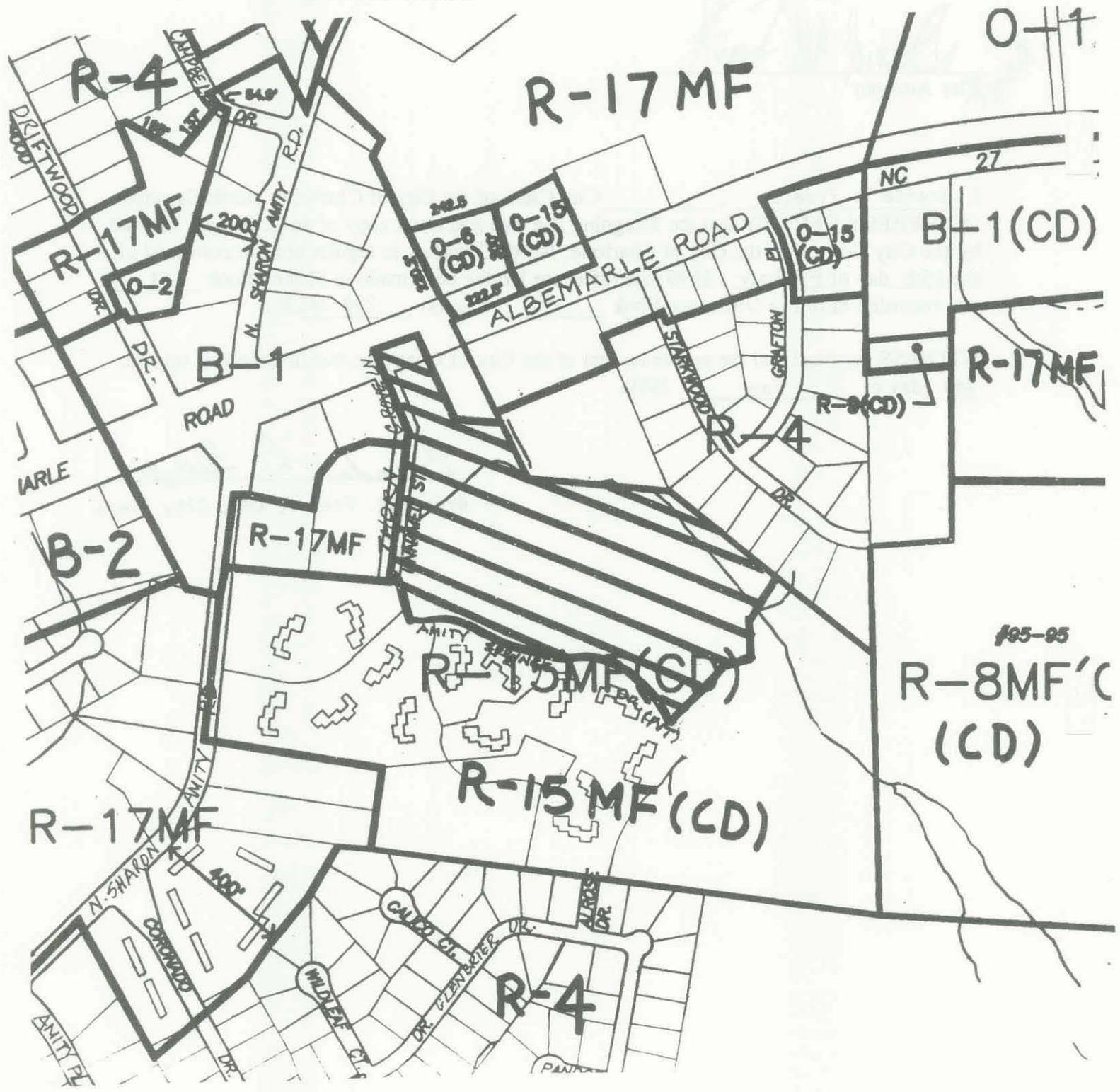
Petitioner: PS&L, LLC

Hearing Date: December 21, 1998

Classification (Existing): R-15MF(CD)

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 12.5 acres located on the southeast corner of Albemarle Road and Thorn Grove Lane.



98-120

LEGAL DESCRIPTION  
PS&L ASSOCIATES PROPERTY  
ALBEMARLE ROAD

Beginning at a P.K. nail located in the center of Amity Springs Place (private road) said P.K. nail also marking the southwest corner of the Firethorne Homeowners property as recorded in Deed Book 6158, page 839 in the Mecklenburg County Registry, said P.K. nail also marking the southeast corner of the property herein described; thence with the center of said Amity Springs Place N 29-03-43 W 75.23 feet to a P.K. nail; thence with a circular curvature to the left, being subject to a radius of 231.34 feet, having an arc length of 250.08 feet to a P.K. nail, (chorded by N 60-01-50 W 238.08 feet); thence S 89-00-02 W 20.00 feet to a P.K. nail; thence with a circular curvature to the right, being subject to a radius of 474.40 feet, having an arc length of 197.11 feet to a P.K. nail, (chorded by N 79-05-46 W 195.70 feet); thence N 67-11-35 W 153.04 feet to a P.K. nail; thence with a circular curvature to the left, being subject to a radius of 244.21 feet, having an arc length of 158.68 feet to a P.K. nail on the eastern right of way of Thorn Grove Lane (60' public R/W), (chorded by N 85-48-26 W 155.90 feet); thence with said right of way of Thorn Grove Lane N 13-33-18 W 88.58 feet to a #5 rebar; thence N 06-57-24 E 470.00 feet to a new iron rod; thence N 20-57-12 W 174.71 feet to a P.K. nail in the pavement of Thorn Grove Lane on the southern right of way of Albemarle Road (150' public R/W); thence N 69-02-48 E 99.75 feet to a new iron pin; thence S 25-25-50 E 195.49 feet to an old iron pipe; thence S 84-17-58 E 136.45 feet to an old iron pipe; thence S 25-36-30 E 182.71 feet to a new iron pin; thence S 84-53-13 E 394.51 feet to an old iron; thence S 51-10-48 E 398.07 feet to a new iron pin; thence S 37-04-12 W 134.00 feet to a new iron pin; thence S 06-25-48 E 115.00 feet to a new iron pin; thence S 76-35-12 W 64.00 feet to a new iron pin; thence with a circular curvature to the left, being subject to a radius of 123.75 feet, having an arc length of 95.04 feet to a P.K. nail, (chorded by S 54-35-06 W 92.72 feet); thence S 32-35-01 W 44.00 feet to a new iron pin; thence S 48-39-51 W 116.80 feet to the point of beginning.

Containing 543144 Sq.Ft. or 12.469 Acres as shown on a survey entitled "A Boundary Survey for PS&L Associate, LLC." dated August 13, 1998 by Carolina Surveyors, Inc.

Petition No. 98-120  
PS&L, LLC

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to PS&L, LLC and successors-in-interest of the property described as tax parcel 133-041-21,23 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

APPROVED BY CITY COUNCIL

DATE 15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No. 98-123

Jerry and Melinda Moore

ORDINANCE NO. 1202-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.2 acres located on the west side of Little Rock Road, south of the intersection with Paw Creek Road.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 21, 1998; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-4 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

-continued-

APPROVED AS TO FORM:

*David M. Smith*  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 242-244A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

*Brenda R. Freeze*

Brenda R. Freeze, CMC, City Clerk

SEE ATTACHED

**Petition #:** 98-123

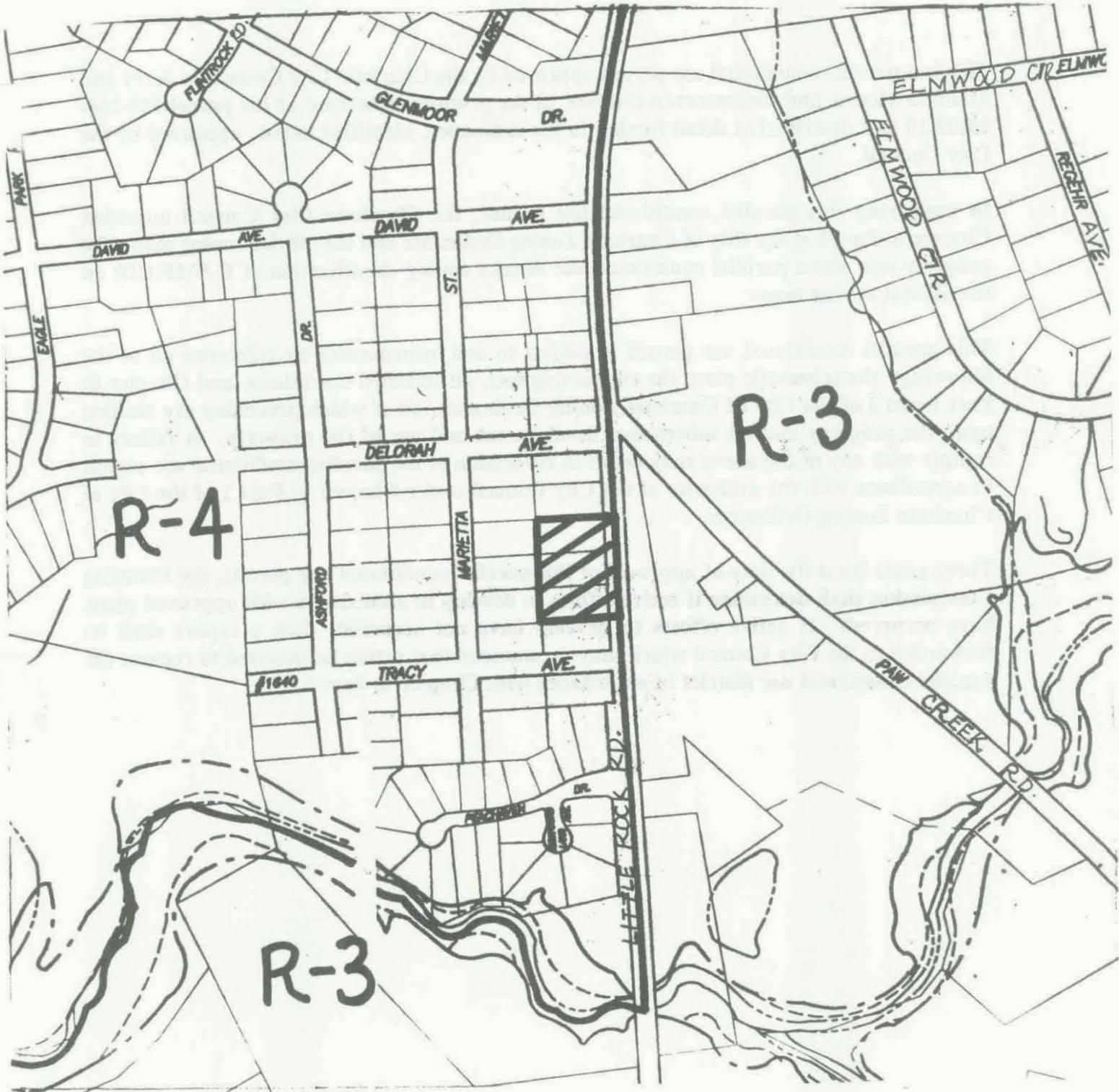
**Petitioner:** Jerry and Melinda Moore

**Hearing Date:** December 21, 1998

**Classification (Existing):** R-4

**Zoning Classification (Requested):** R-8MF(CD)

**Location:** Approximately 1.2 acres located on the west side of Little Rock Road south of the intersection with Paw Creek Road.



**Zoning Map #(s):** 81, (82)

**Scale:** 1" = 400'

Petition No. 98-123  
Jerry and Melinda Moore

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Jerry and Melinda Moore and successors-in-interest of the property described as tax parcel 055-164-08,09,10 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-8MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No. 99-01  
Steve Falkenbury

ORDINANCE NO. 1203-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .658 acres located on the northwest corner of North Tryon and West Seventh Street.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 20, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from UMUD to UMUD-O on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

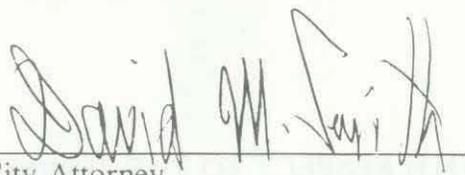
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

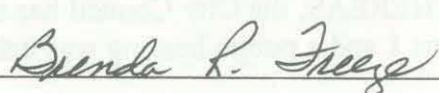
-continued-

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 245-247A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
\_\_\_\_\_  
Brenda R. Freeze, CMC, City Clerk

Petition #: 99-01

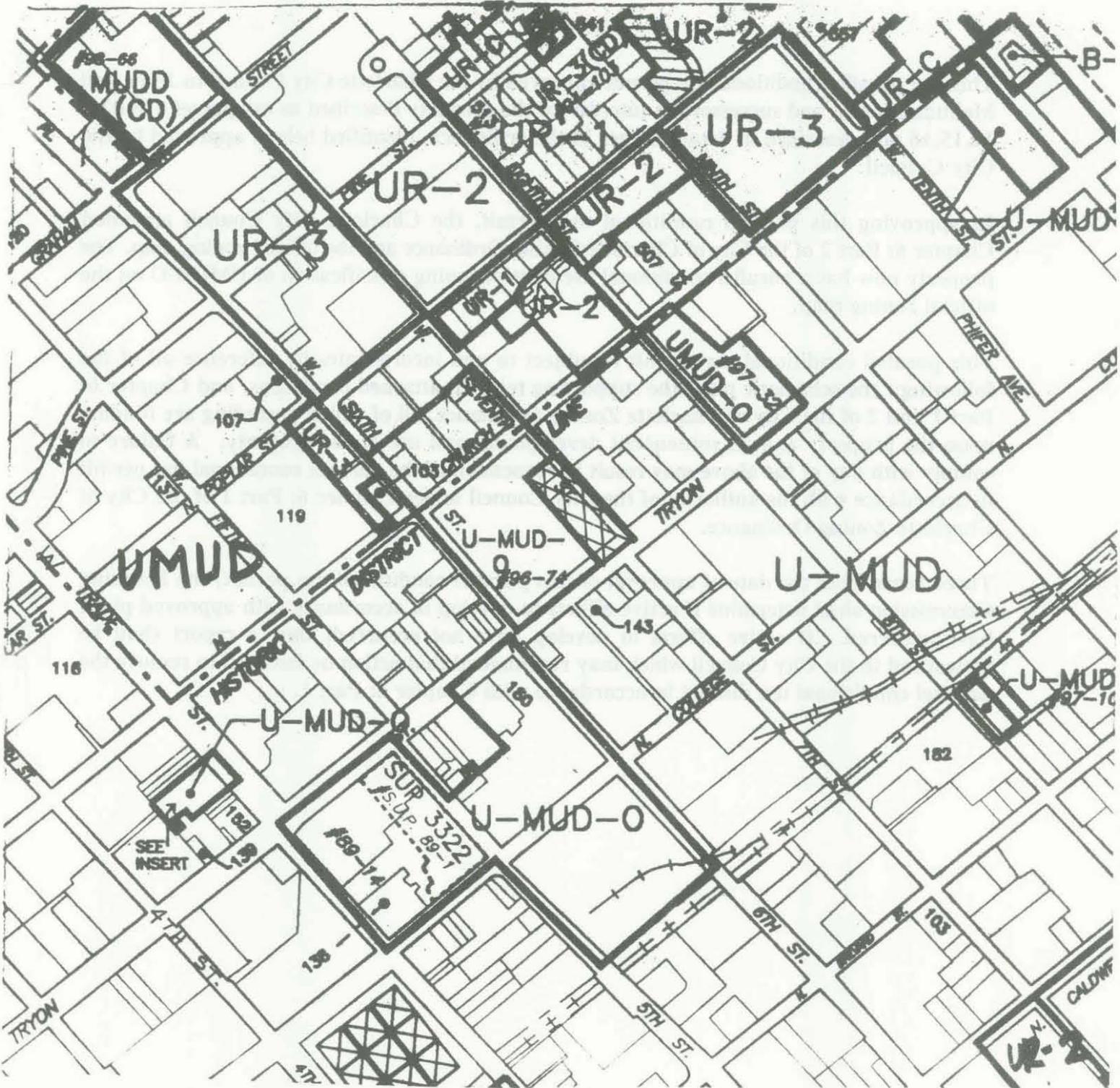
Petitioner: Steve Falkenbury

Hearing Date: January 19, 1999

Classification (Existing): UMUD

Zoning Classification (Requested): UMUD-O

Location: Approximately .658 acres located on the northwest corner of North Tryon Street and W. Seventh Street.



Zoning Map #(s): 102

Scale: 1" = 400'

Petition No. 99-01  
Steve Falkenbury

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Jerry and Melinda Moore and successors-in-interest of the property described as tax parcel 078-024-14,15,16 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of UMUD-O on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No.99-02  
The Crosland Group, Inc

ORDINANCE NO. 1204-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 8.2 acres located on the northwest corner of Carmel Road and Quail Hollow Road.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 20, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from B-1(CD) to B-1(CD) S.P.A. on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

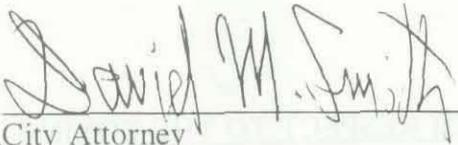
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

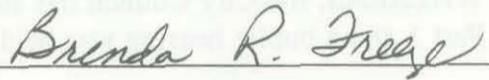
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 248-250A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition #: 99-02

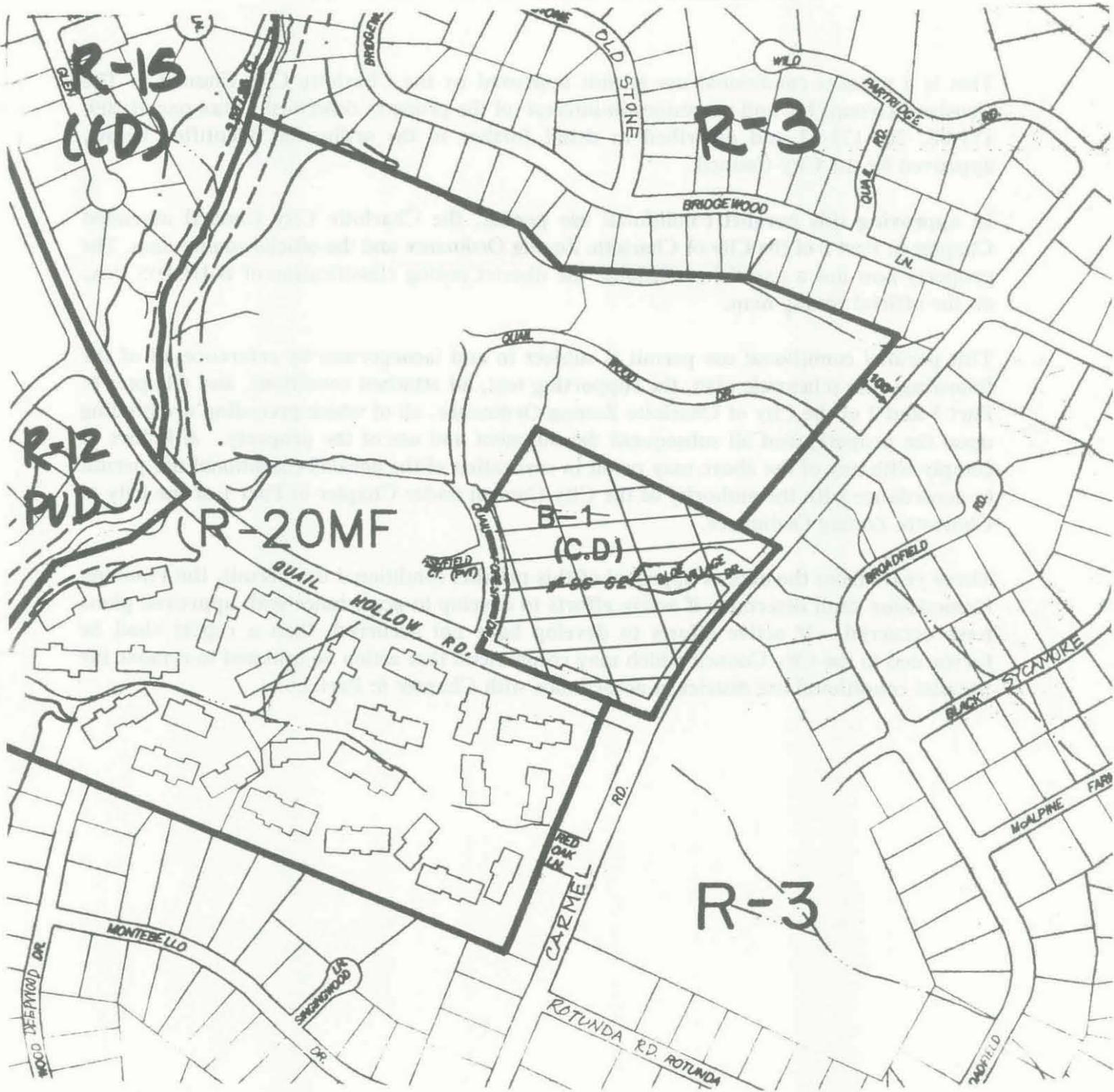
Petitioner: The Crosland Group, Inc.

Hearing Date: January 19, 1999

Classification (Existing): B-1(CD)

Zoning Classification (Requested): B-1(CD) S.P.A.

Location: Approximately 8.2 acres located on the northwest corner of Carmel Road and Quail Hollow Road.



Zoning Map #(s): 158

Scale: 1" = 400'

Petition No. 99-02  
The Crosland Group, Inc

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Crosland Group, Inc and successors-in-interest of the property described as tax parcel 209-171-03, 209-171-02 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD)S.P.A. on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

DATE FEBRUARY 15, 1999

ORDINANCE NO. 1205 AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

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. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Chapter 9: General Districts, Part 2, Single Family, Section 9.203(7), Elementary and Secondary Schools, as follows:

Modify sub-section 7(a) as follows:

"(a) All buildings, outdoor recreational facilities, and off-street parking and service areas will be separated by a Class C buffer for elementary and junior high schools and a Class B buffer for senior high schools from any abutting property located in a residential district, used for residential purposes, or low-intensity institutional use (See Section 12.302), except that buffers shall not be required to separate adjacent public elementary schools; junior high or middle schools; senior high schools; or public parks and greenways;

2. Amend Chapter 9: General Districts, Part 3, Multi-Family District, Section 9.303(10)a, Elementary and Secondary Schools as follows:

Modify sub-section 10(a) as follows:

"(a) All buildings, outdoor recreational facilities and off-street parking and service areas will be separated by a Class C buffer for elementary schools and junior high schools and Class B buffer for senior high schools from any abutting residential use or residential zoning classification or low intensity institutional use (See Section 12.302), except that buffers shall not be required to separate adjacent public elementary schools; junior high or middle schools; senior high schools; or public parks and greenways;

3. Amend Chapter 12: Development Standards of General Applicability, Part 3, Buffers and Screening, Table 12.302(a), Minimum Buffer Requirements, by Use and District Categories as follows:

Modify column heading "Developing Uses" sub-category "2. Institutional" as follows:

"Low Intensity: Civic, service and fraternal organizations; cultural facilities; Day care center; Dormitories; Elementary schools \*; Group homes with more than 6 residents; and Nursing homes, rest homes and homes for the aged."

"Medium Intensity: Government buildings, less than 12,500 sq. ft.; Health institutions, less than 50,000 sq. ft.; Junior high and Middle schools \*; Religious institutions, up to 750 seats; Stadiums and arenas, less than 5,000 seats and other institutional uses less 50,000 sq. ft.

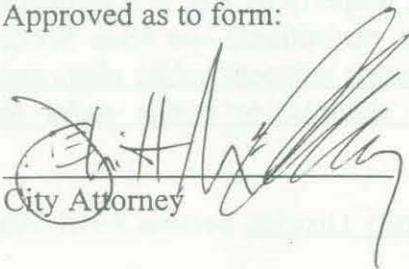
"High Intensity: Government buildings, 12,500 sq. ft. or more; Health institutions, 50,000 sq. ft. or more; High schools \*; Religious institutions, 750 seats or more; Stadiums and arenas, 5,000 seats or more; Universities, colleges and junior colleges; and other institutional uses more than 50,000 sq. ft.

Modify footer to include:

\* Except that buffers shall not be required to separate adjacent public elementary schools, junior high or middle schools; senior high schools; or public parks and greenways.

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

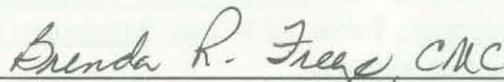
Approved as to form:

  
City Attorney

#### CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 251-252.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of July, 1999.

  
Brenda R. Freeze, CMC, City Clerk

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

**This page not used**

The City Council of the City of Charlotte, North Carolina, on this day of February, 1999, has read and discussed the foregoing ordinance and has determined that it is in the best interests of the City of Charlotte, North Carolina, to enact the same.

ATTEST:

The City Clerk shall be responsible for the recording of this ordinance.

APPROVED AS TO FORM:

*[Signature]*  
City Clerk

DO HEREBY CERTIFY that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Charlotte, North Carolina, as reported to me by the City Clerk on this day of February, 1999, and that the same has been duly recorded in the Ordinance Book of the City of Charlotte, North Carolina, this 15th day of February, 1999.

*[Signature]*  
City Clerk

APPROVED BY CITY COUNCIL  
DATE 15<sup>TH</sup> FEBRUARY 1999

CITY ZONE CHANGE

Petition No. 99-07  
Sam Craver

ORDINANCE NO. 1206-Z

ZONING REGULATIONS

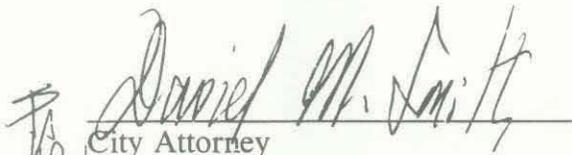
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately .90 acres located on the southeast corner of Travis Avenue and Elizabeth Avenue (tax parcel 080-197-05,06 and 07) from B-2 to MUDD-0 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

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 254-255  
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
Brenda R. Freeze, CMC, City Clerk

Petition #: 99-07

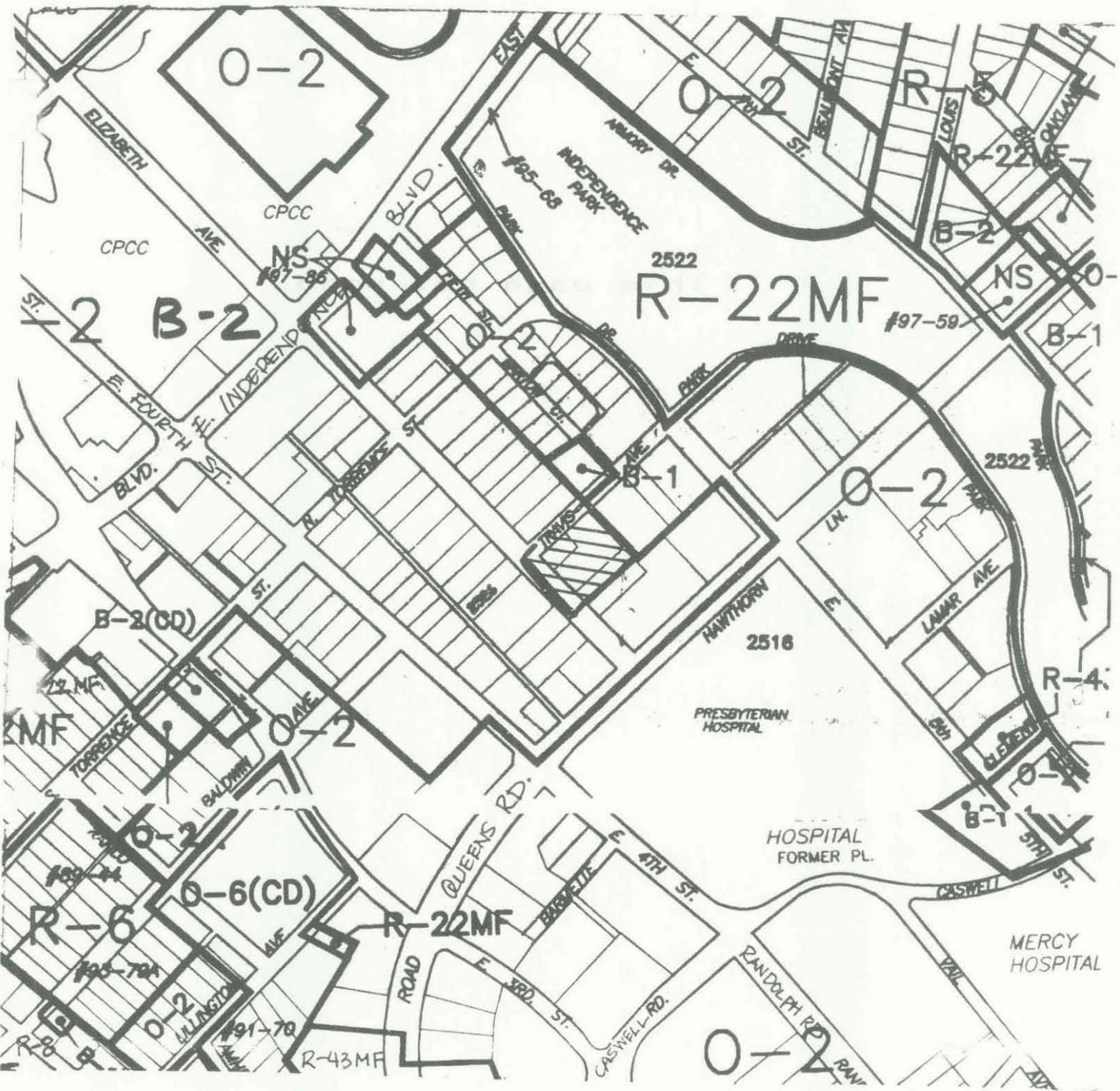
Petitioner: Sam Craver

Hearing Date: January 19, 1999

Classification (Existing): B-2

Zoning Classification (Requested): MUDD(CD)

Location: Approximately .90 acres located on the southeast corner of Travis Avenue and Elizabeth Avenue.



Zoning Map #(s): 102

Scale: 1" = 400'

February 15, 1999  
Ordinance Book, Page 256  
Ordinance No. 2000-0010  
Ordinance No. 2000-0011  
Ordinance No. 2000-0012  
Ordinance No. 2000-0013  
Ordinance No. 2000-0014  
Ordinance No. 2000-0015  
Ordinance No. 2000-0016  
Ordinance No. 2000-0017  
Ordinance No. 2000-0018  
Ordinance No. 2000-0019  
Ordinance No. 2000-0020  
Ordinance No. 2000-0021  
Ordinance No. 2000-0022  
Ordinance No. 2000-0023  
Ordinance No. 2000-0024  
Ordinance No. 2000-0025  
Ordinance No. 2000-0026  
Ordinance No. 2000-0027  
Ordinance No. 2000-0028  
Ordinance No. 2000-0029  
Ordinance No. 2000-0030  
Ordinance No. 2000-0031  
Ordinance No. 2000-0032  
Ordinance No. 2000-0033  
Ordinance No. 2000-0034  
Ordinance No. 2000-0035  
Ordinance No. 2000-0036  
Ordinance No. 2000-0037  
Ordinance No. 2000-0038  
Ordinance No. 2000-0039  
Ordinance No. 2000-0040  
Ordinance No. 2000-0041  
Ordinance No. 2000-0042  
Ordinance No. 2000-0043  
Ordinance No. 2000-0044  
Ordinance No. 2000-0045  
Ordinance No. 2000-0046  
Ordinance No. 2000-0047  
Ordinance No. 2000-0048  
Ordinance No. 2000-0049  
Ordinance No. 2000-0050  
Ordinance No. 2000-0051  
Ordinance No. 2000-0052  
Ordinance No. 2000-0053  
Ordinance No. 2000-0054  
Ordinance No. 2000-0055  
Ordinance No. 2000-0056  
Ordinance No. 2000-0057  
Ordinance No. 2000-0058  
Ordinance No. 2000-0059  
Ordinance No. 2000-0060  
Ordinance No. 2000-0061  
Ordinance No. 2000-0062  
Ordinance No. 2000-0063  
Ordinance No. 2000-0064  
Ordinance No. 2000-0065  
Ordinance No. 2000-0066  
Ordinance No. 2000-0067  
Ordinance No. 2000-0068  
Ordinance No. 2000-0069  
Ordinance No. 2000-0070  
Ordinance No. 2000-0071  
Ordinance No. 2000-0072  
Ordinance No. 2000-0073  
Ordinance No. 2000-0074  
Ordinance No. 2000-0075  
Ordinance No. 2000-0076  
Ordinance No. 2000-0077  
Ordinance No. 2000-0078  
Ordinance No. 2000-0079  
Ordinance No. 2000-0080  
Ordinance No. 2000-0081  
Ordinance No. 2000-0082  
Ordinance No. 2000-0083  
Ordinance No. 2000-0084  
Ordinance No. 2000-0085  
Ordinance No. 2000-0086  
Ordinance No. 2000-0087  
Ordinance No. 2000-0088  
Ordinance No. 2000-0089  
Ordinance No. 2000-0090  
Ordinance No. 2000-0091  
Ordinance No. 2000-0092  
Ordinance No. 2000-0093  
Ordinance No. 2000-0094  
Ordinance No. 2000-0095  
Ordinance No. 2000-0096  
Ordinance No. 2000-0097  
Ordinance No. 2000-0098  
Ordinance No. 2000-0099  
Ordinance No. 2000-0100

This page not used



Section 10-10-01

Section 10-10-02

APPROVED BY CITY COUNCIL  
DATE 15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No.99-11  
Dr and Mrs Nang T. Ta

ORDINANCE NO. 1207-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .44 acres located on the east side of Masonic Drive, north of Central Avenue.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 20, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-5 to O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

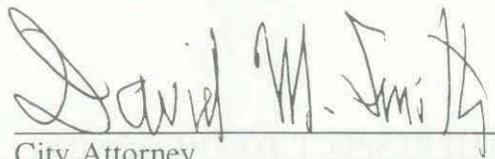
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

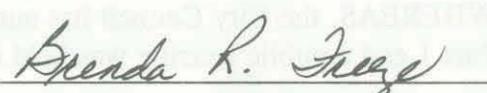
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze,                      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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 257-259A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
Brenda R. Freeze, CMC, City Clerk

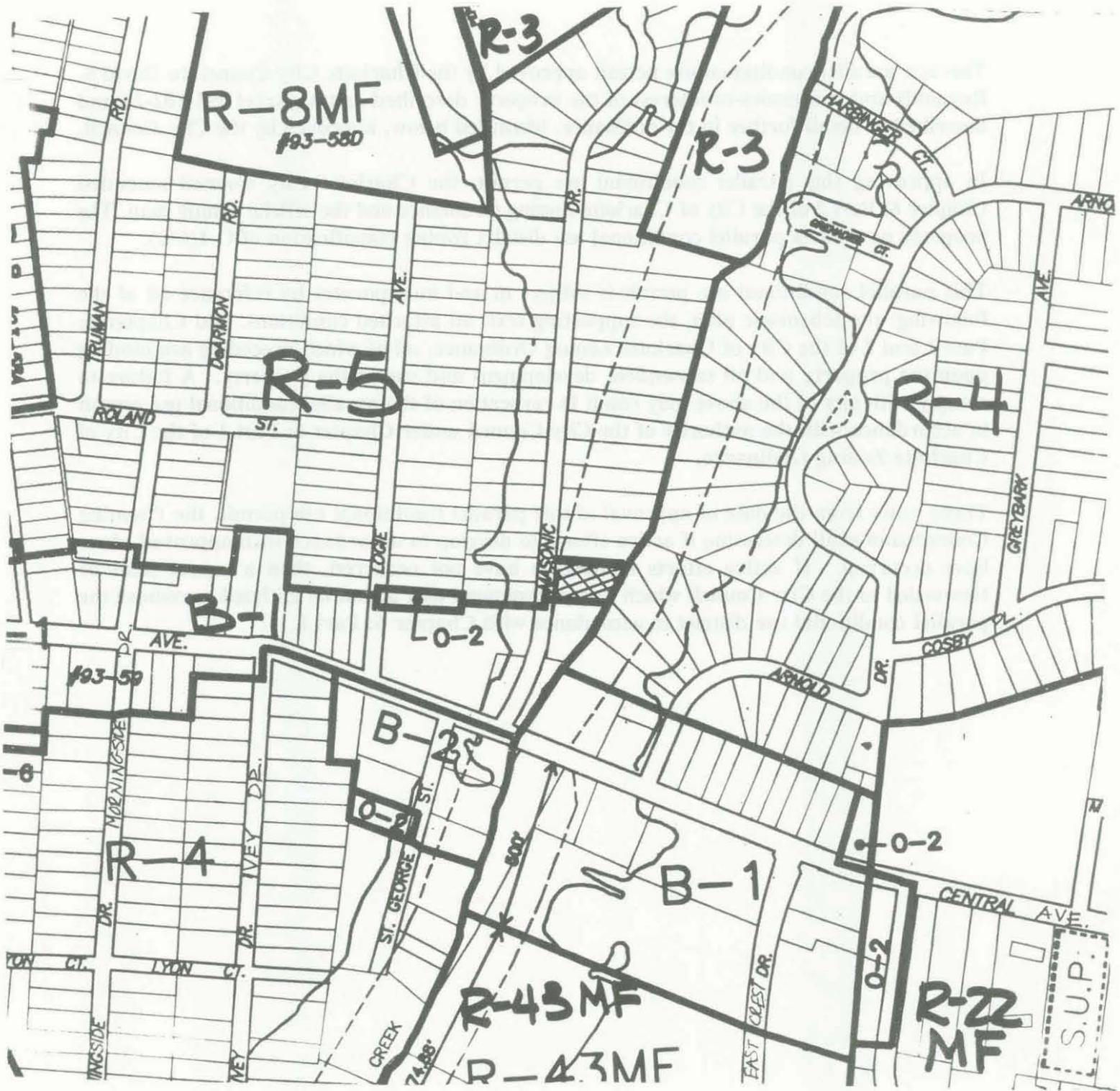
Petitioner: Dr. and Mrs. Nang T. Ta

Hearing Date: January 19, 1999

Classification (Existing): R-5

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

Location: Approximately .44 acres located on the east side of Masonic Drive north of Central Avenue.



Zoning Map #(s): 101

Scale: 1" = 400'

Petition No. 99-11  
Dr and Mrs. Nang T. Ta

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to David S. Reynolds and successors-in-interest of the property described as tax parcel 095-102-24 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD).

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

APPROVED BY CITY COUNCIL  
DATE 15<sup>TH</sup> FEBRUARY 1999

CITY ZONE CHANGE

Petition No. 99-12  
Fletcher G. Keith

ORDINANCE NO. 1208-Z

ZONING REGULATIONS

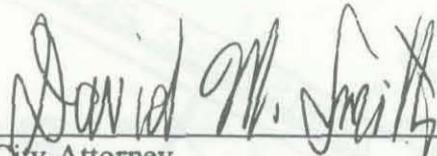
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 3.65 acres located on the northeast corner of Billy Graham Parkway and Morris Field Drive (tax parcel 115-101-03) from I-2 to I-1 on the Official Zoning Map, City of Charlotte, N.C.

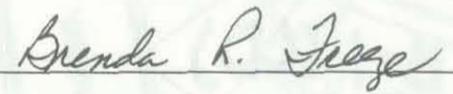
SEE ATTACHED MAP

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 260-262  
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
\_\_\_\_\_  
Brenda R. Freeze, CMC, City Clerk

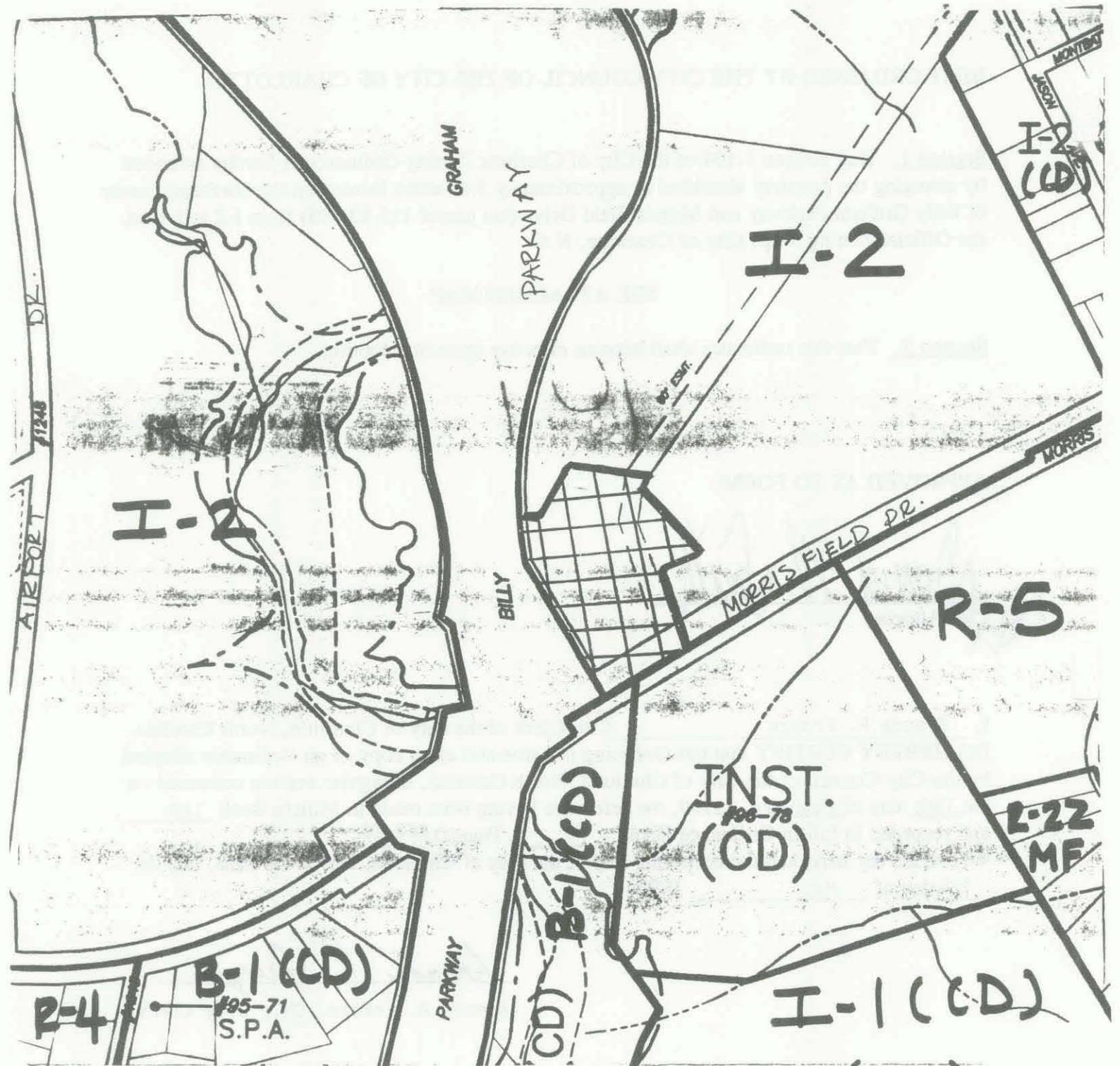
Petitioner: Fletcher G. Keith

Hearing Date: January 19, 1999

Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: Approximately 3.7 acres located on the northeast corner of Billy Graham Parkway and Morris Field Drive.



Zoning Map #(s): 104

Scale: 1" = 400'

LEGAL DESCRIPTION

99-12

A parcel of land lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina, being a portion of Transworld Enterprises property as recorded in Deed Book 6898 at Page 690, and also being Parcel A, Parcel A & Parcel B, Airport Center - Map 3, as recorded in Map Book 29 at Page 326, at the Mecklenburg County Public Registry, and being more particularly described as follows:

Commencing at NCGS monument "DRUMS" having North Carolina Grid Coordinates of (NAD 83) X=538,877.728, Y=1,425,729.688 and a Bench Mark Elevation of 659.10 feet, and a combined grid factor of 0.99987279; thence N 04°19'36" E, a distance of 1044.32 feet to a set iron rod, being the POINT OF BEGINNING, also being a point on the easterly margin of Airport Center Parkway, a 60-foot public road, and also being the common corner of said Parcels A & B, Map Book 29 at Page 326; thence along the common line of said Parcels A & B S 81°16'11" E, a distance of 319.26 feet to a set iron rod, also being a point on the westerly line of The Trane Company property, as recorded in Deed Book 4468 at Page 9 at the Mecklenburg County Public Registry; thence along the westerly line of said The Trane Company property the following four (4) courses:

- (1) S 34°33'19" W a distance of 99.66 feet to an existing iron rod;
- (2) S 47°24'09" E a distance of 272.08 feet to an existing iron rod;
- (3) S 63°55'50" W a distance of 147.37 feet to an existing iron rod;
- (4) S 18°25'13" E a distance of 112.37 feet to a set iron rod, being a point on the northerly line of Morris Field Drive, a public road;

thence along the northerly margin of said Morris Field Drive S 56°42'08" W a distance of 165.76 feet to a set iron rod; thence departing the northerly margin of said Morris Field Drive along the arc of a curve to the right, having a central angle of 89°59'40", a radius of 30.00 feet, an arc length of 47.12 feet, and whose chord bears N 78°17'54" W a chord distance of 42.42 feet to a set iron rod, being a point on the easterly margin of said Airport Center Parkway; thence along the easterly margin of said Airport Center Parkway the following six (6) courses:

- (1) N 33°18'12" W a distance of 26.31 feet to a set iron rod;
- (2) N 36°09'37" W a distance of 120.39 feet to a set iron rod;
- (3) along the arc of a curve to the right, having a central angle of 16°24'02", a radius of 545.30 feet, an arc length of 156.09 feet, and whose chord bears N 27°58'55" W a chord distance of 155.56 feet to a set iron rod;
- (4) along the arc of a curve to the right, having a central angle of 16°28'11", a radius of 550.00 feet, an arc length of 158.10 feet, and whose chord bears N 08°39'17" W a chord distance of 157.55 feet to a set iron rod;
- (5) N 00°25'11" W a distance of 115.27 feet to a set iron rod;
- (6) along the arc of a curve to the right, having a central angle of 02°42'47", a radius of 863.56 feet, an arc length of 40.89 feet, and whose chord bears N 00°56'12" E a chord distance of 40.89 feet to the POINT OF BEGINNING, containing 3.652 acres, more or less.

Together with an Easement for Permanent Storm Water Detention over a portion of said Transworld Enterprises property, being more particularly described as follows:

BEGINNING at the northeasterly corner of the above-described property, being a set iron rod and a point on the westerly line of said The Trane Company property; thence along said westerly line S 34°33'19" W a distance of 67.45 feet; thence departing said westerly line N 81°16'11" W a distance of 227.96 feet; thence S 16°12'39" W a distance of 96.78 feet to a point on the northerly line of a 15' Public Storm Drainage Easement recorded in Map Book 28 at Page 824 at the Mecklenburg County Public Registry; thence along said northerly line N 75°58'31" W a distance of 25.55 feet to a point on the easterly margin of Airport Center Parkway as shown on the map recorded in Map Book 28 at Page 824 at the Mecklenburg County Public Registry; thence along said easterly margin the following two courses:

- (1) N 00°25'11" W a distance of 115.27 feet to a point of curvature;
- (2) along the arc of a curve to the right, having a central angle of 02°42'47", a radius of 863.56 feet, an arc length of 40.89 feet and whose chord bears N 00°56'12" E, a chord distance of 40.89 feet to a set iron rod;

thence departing said easterly margin S 81°16'11" E a distance of 319.26 feet to the POINT OF BEGINNING; containing 0.504 acres, more or less.

APPROVED BY CITY COUNCIL  
DATE 15<sup>TH</sup> FEBRUARY 1999

CITY CD

Petition No.99-13  
Childress Klein Properties, Inc.

ORDINANCE NO. 1209-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .81 acres located west of Providence Road, between Moravian Lane and Ardsley Road.

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 20, 1999; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from O-2 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

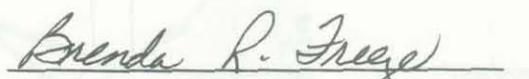
-continued-

APPROVED AS TO FORM:

  
City Attorney

I, Brenda R. Freeze, \_\_\_\_\_ 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 15th day of February, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 263-265A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of May, 1999.

  
Brenda R. Freeze, CMC, City Clerk



**Petition No. 99-13  
Childress Klein Properties, Inc.**

**PARALLEL CONDITIONAL USE PERMIT**

**This is a parallel conditional use permit approved by the Charlotte City Council to Childress Klein Properties, Inc and successors-in-interest of the property described as tax parcel 155-044-06 and described in detail further in the ordinance, identified below, approved by the City Council.**

**In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD).**

**This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.**

**Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.**