

Petition No. 99-124  
Susanne M. Robicsek

ORDINANCE NO. 1722-Z

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

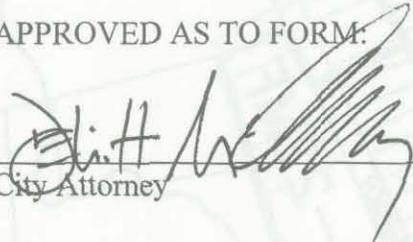
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-12MF to MUDD-O.

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.

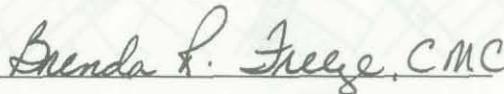
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

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

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 821-822.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day of January, 2001.



Brenda R. Freeze, CMC, City Clerk



Petition No. 00-90  
Hanover R. S. Ltd.

ORDINANCE NO. 1723-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:**

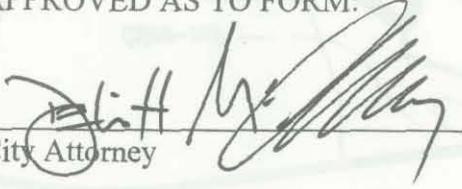
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 and CC to R-12MF(CD).

R-8MF(CD) and

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.

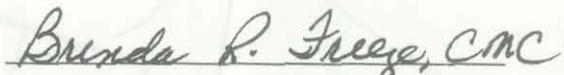
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 823-824.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22<sup>nd</sup> day of February, 2001.

  
Brenda R. Freeze, CMC, City Clerk

Petition #: 2000-90

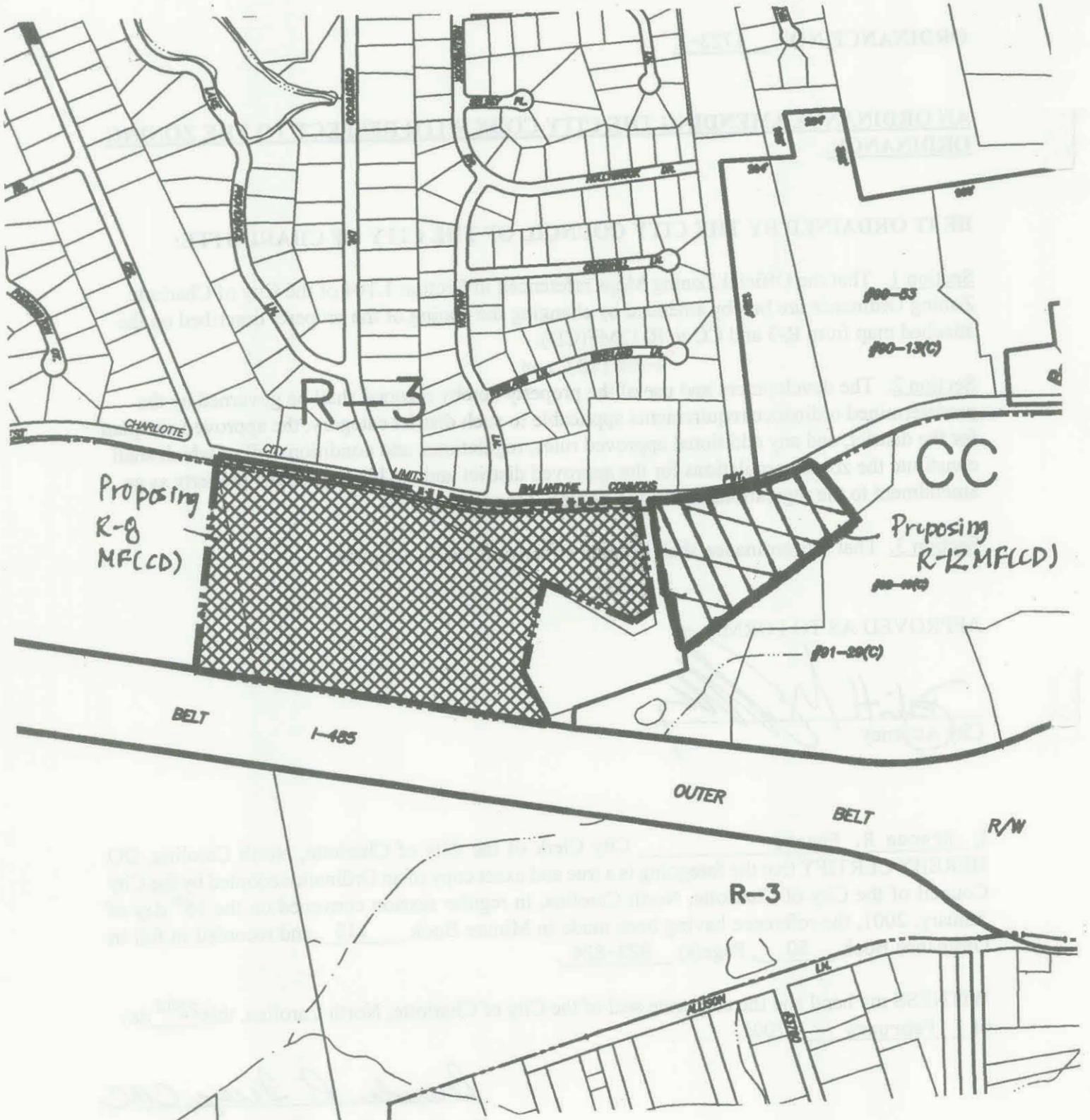
Petitioner: Hanover R. S. Limited Partnership

Hearing Date: December 18, 2000

Classification (Existing): R-3 and CC

Zoning Classification (Requested: R-12MF(CD) & R-8MF(CD))

Location: Approximately 32.75 acres located between Ballantyne Commons Parkway and the I-485 Outer Belt, south of Crestwood Drive.



Zoning Map #(s): 177, 178

Scale: No Scale

Petition No. 00-139  
Cambridge Properties, Inc.

ORDINANCE NO. 1724-Z

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

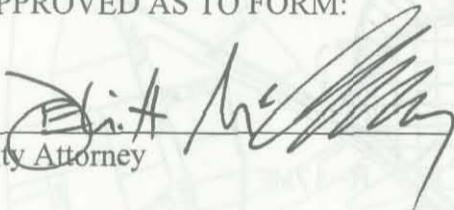
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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, B-2 and MX-2 LW/PA to B-1(CD), MX-2 and MX-2 LW/PA.

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.

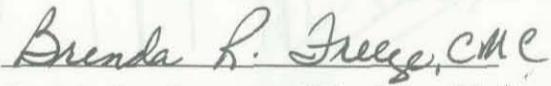
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

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

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 825-826.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day of January, 2001.

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

Petition #: 2000-139

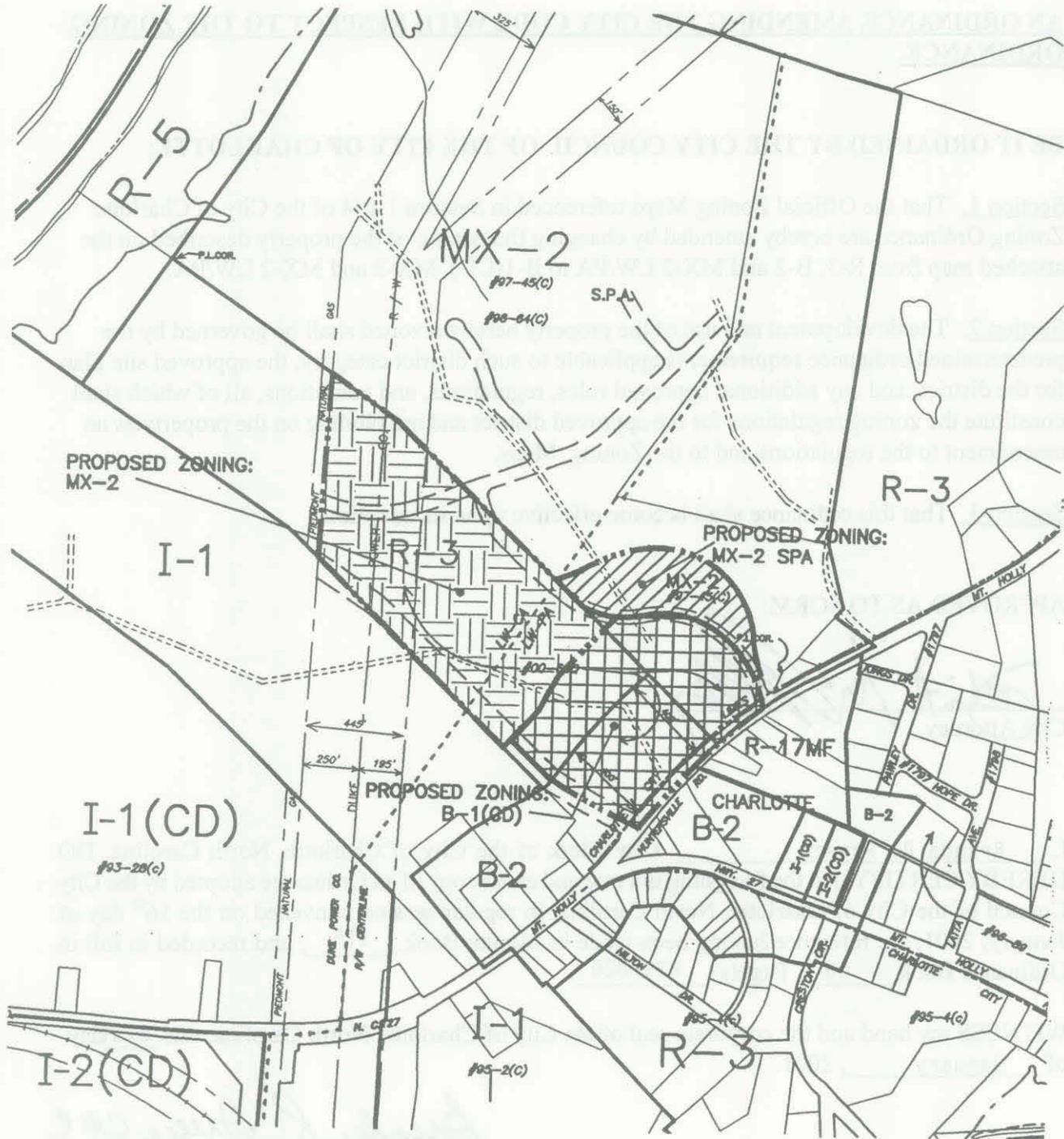
Petitioner: Cambridge Properties, Inc.

Hearing Date: November 20, 2000

Classification (Existing): R-3, B-2, MX-2

Zoning Classification (Requested): B-1(CD), MX-2

Location: Approximately 38 acres located on the west side of Mt. Holly-Huntersville Road, across from Mt. Holly Road (NC 27).



Zoning Map #(s): 64, (63)

Scale: No Scale

Petition No. 00-146  
Gene Bodycott

ORDINANCE NO. 1725-Z

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

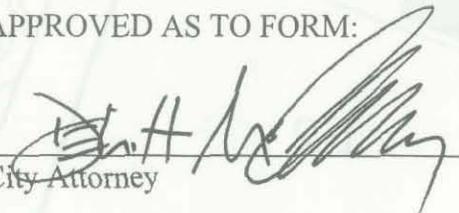
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-1, I-2 and CC to CC, and MUDD(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.

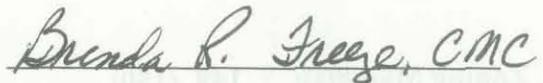
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 827-828

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22<sup>nd</sup> day of February, 2001.



Brenda R. Freeze, CMC, City Clerk

**Petition #:** 2000-146

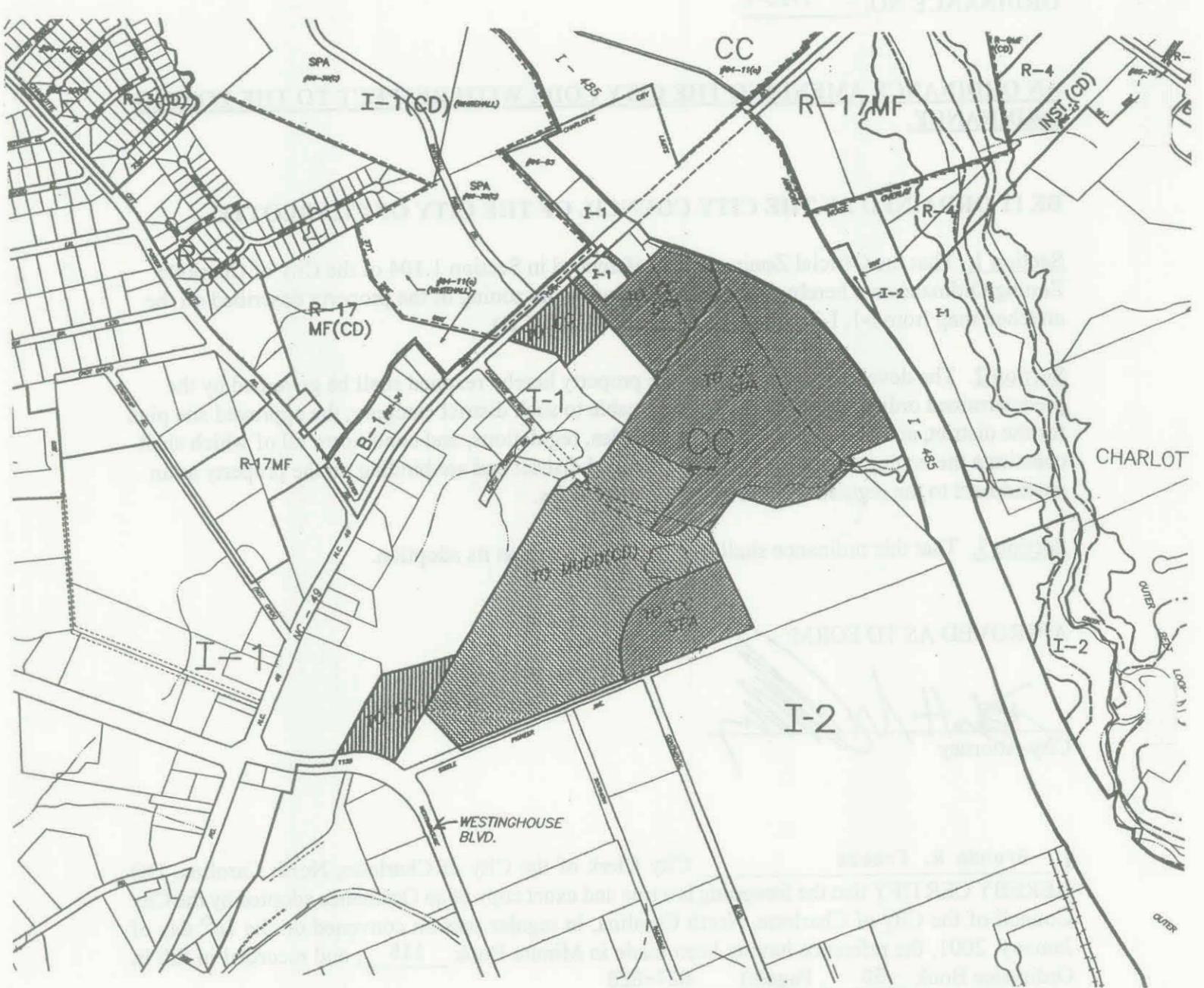
**Petitioner:** Gene Bodycott

**Hearing Date:** December 18, 2000

**Classification (Existing):** I-2, I-2 and CC

**Zoning Classification (Requested):** MUDD(CD), CC, CC S.P.A.

**Location:** Approximately 135 acres located on the south side of I-485, east side of York Road, the north side of Westinghouse Boulevard and the west side of Steele Pioneer Avenue.



**Zoning Map #(s):** 149, (150)

**Scale:** No Scale

Petition No. 00-149  
Charles T. Shook and Don W. Whelchel

ORDINANCE NO. 1726-Z

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

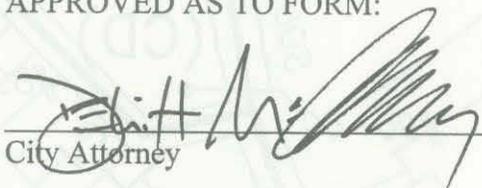
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 to MUDD-O.

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.

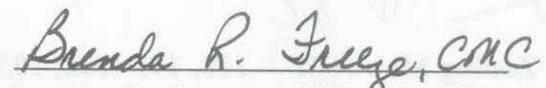
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 829-830.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31<sup>st</sup> day of January, 2001.

  
Brenda R. Freeze, CMC, City Clerk

**Petition #:** 2000-149

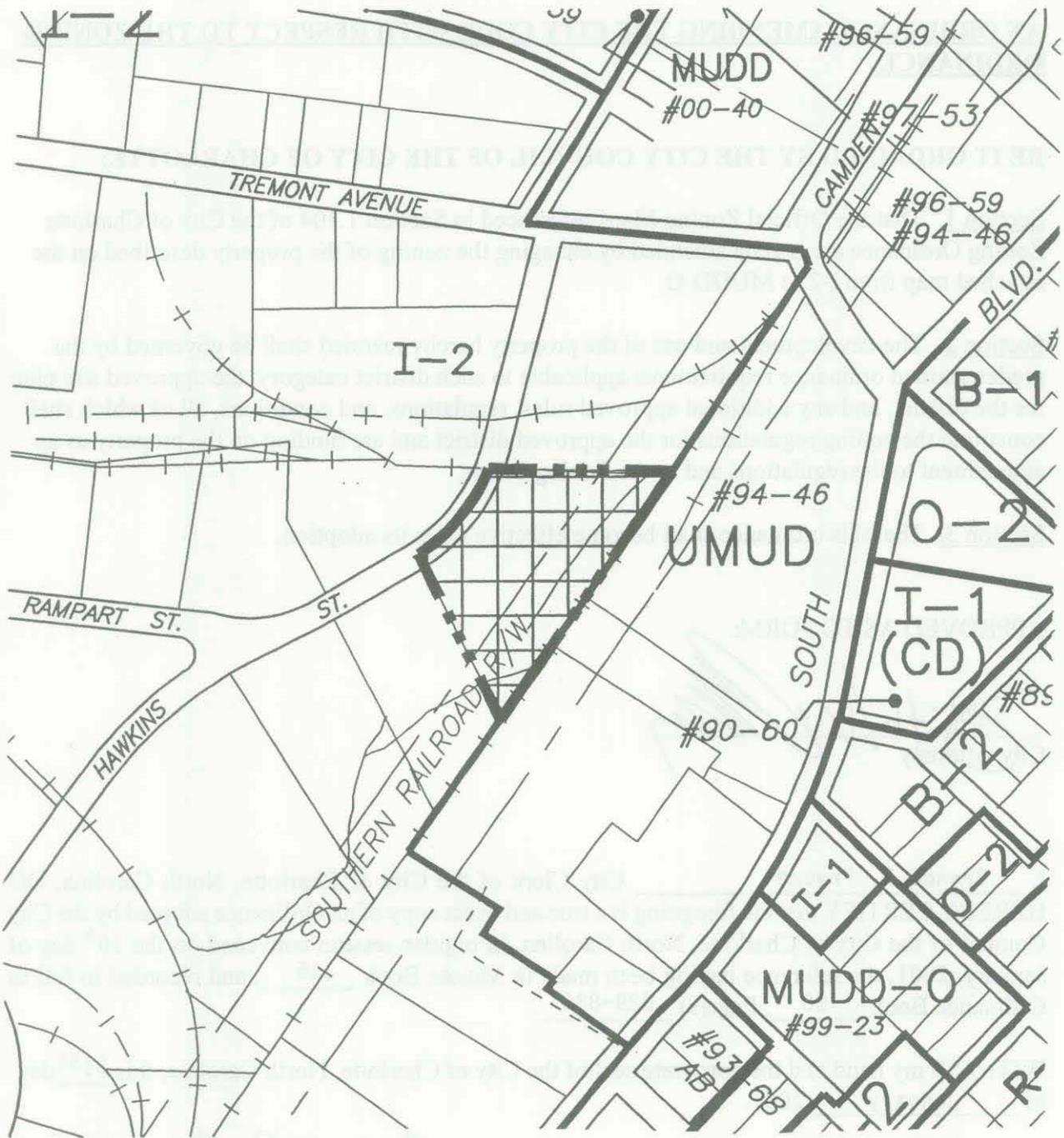
**Petitioner:** Charles T. Shook and Don W. Whelchel

**Hearing Date:** November 20, 2000

**Classification (Existing):** I-2

**Zoning Classification (Requested):** MUDD- Optional

**Location:** Approximately 2.2 acres located on the east side of Hawkins Street, south of Tremont Avenue and west of South Boulevard.



**Zoning Map #(s):** 110, 111 (102, 103)

**Scale:** No Scale

Petition No. 00-156  
Mallard Creek Land Co. LLC

ORDINANCE NO. 1727-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-12MF(CD) to R-12MF(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.

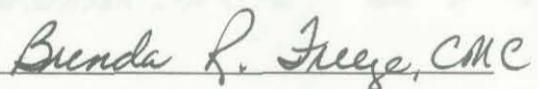
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

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

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 49, Page(s) 831-832.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31<sup>st</sup> day of January, 2001.

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

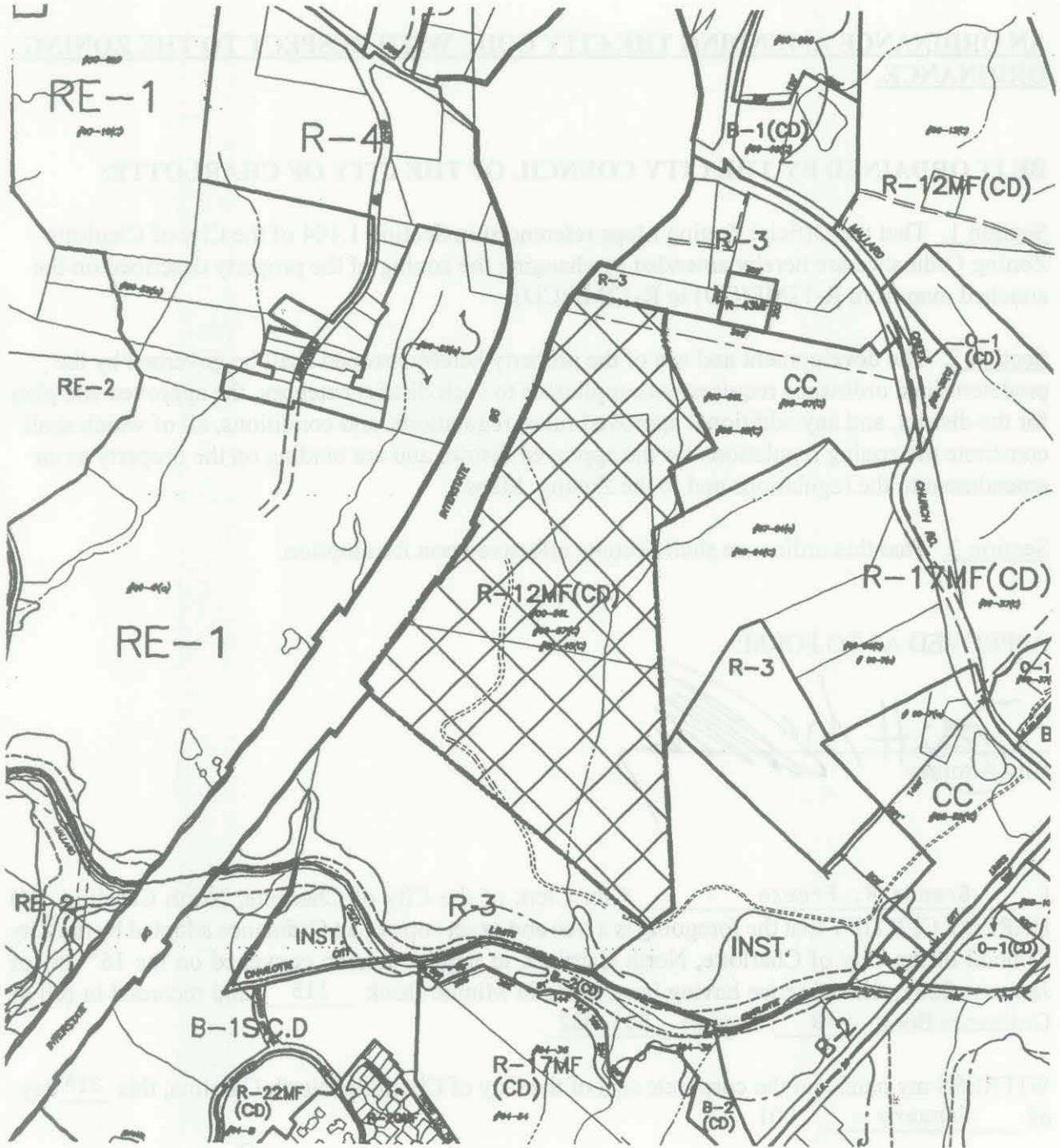
Petitioner: Mallard Creek Land Company, LLC

Hearing Date: December 18, 2000

Classification (Existing): R-12MF(CD)

Zoning Classification (Requested): R-12MF(CD) S.P.A.

Location: Approximately 94 acres located on the east side of Interstate 85, south of Mallard Creek Church Road.



Zoning Map #(s): 53, 54, 57 & 58

Scale: No Scale

91-67C  
95-454

Petition No. 00-158  
Trinity Episcopal School

ORDINANCE NO. 1728-Z

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

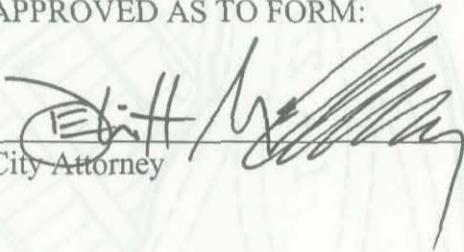
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 UR-2 and UR-2(CD) to UR-2(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

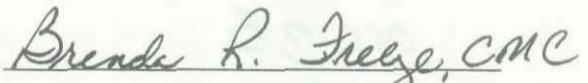
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 833-834.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31<sup>st</sup> day of January, 2001.

  
Brenda R. Freeze, CMC, City Clerk



CITY ZONE CHANGE

Petition No. 00-159  
FF Realty LLC

**ORDINANCE NO.** 1729-Z

**ZONING REGULATIONS**

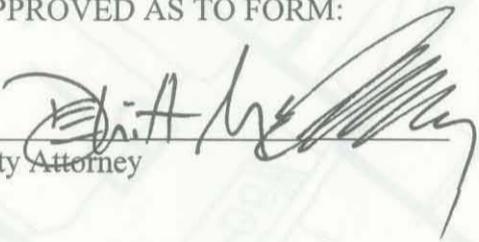
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 0.55 acres located on the southeast corner of S. Tryon Street and East Carson Boulevard, (tax parcels 123-031-01, 123-031-04, and 123-031-05) from I-2 to MUDD on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

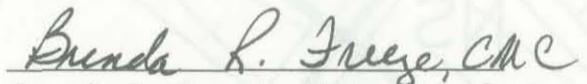
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
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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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 835-836.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day of January, 2001.

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

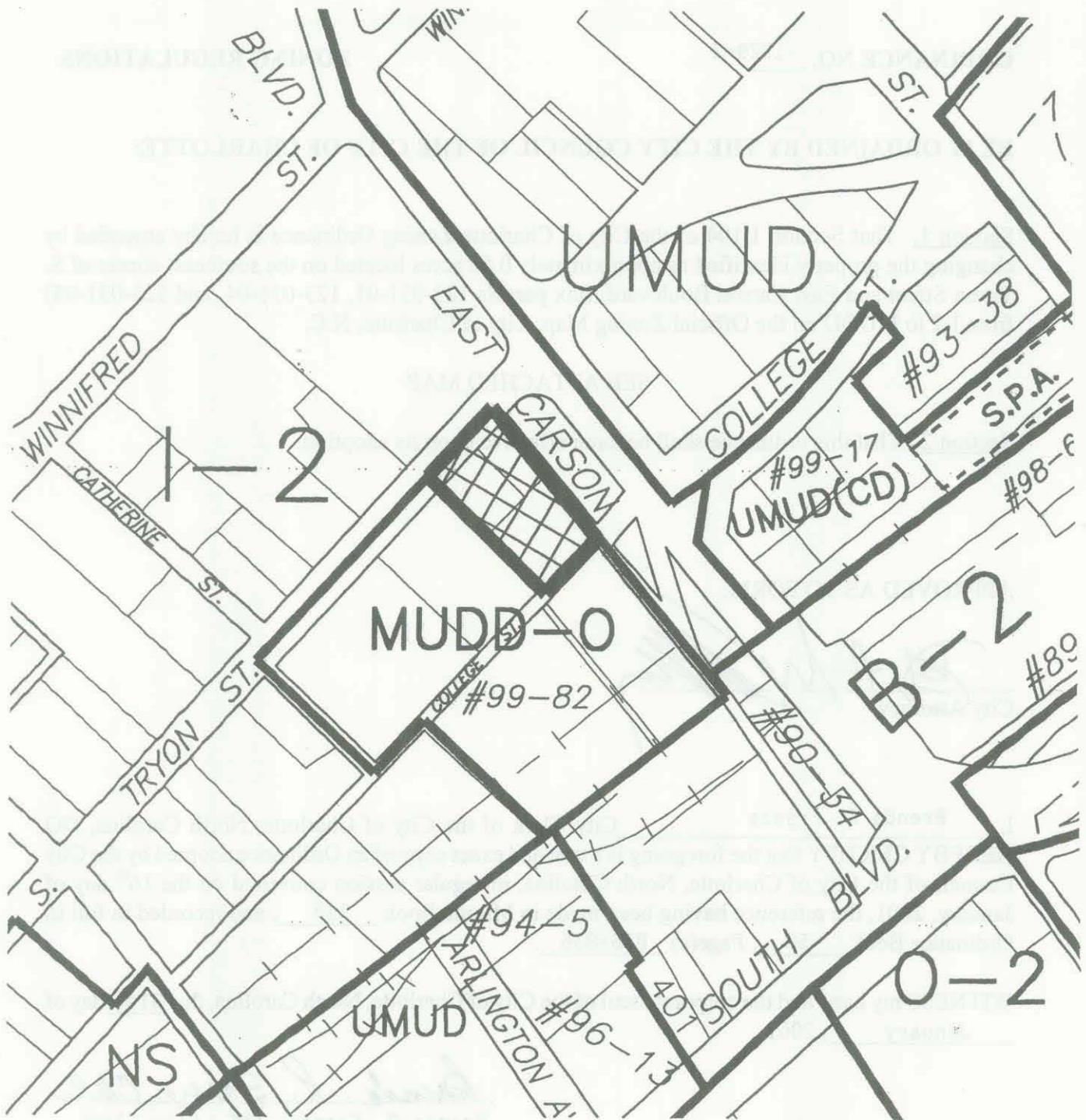
Petitioner: F F Realty, LLC

Hearing Date: December 18, 2000

Classification (Existing): I-2

Zoning Classification (Requested): MUDD

Location: Approximately 0.55 acres located on the southeast corner of S. Tryon Street and East Carson Boulevard.



Zoning Map #(s): 102

Scale: No Scale

CITY ZONE CHANGE

Petition No. 00-161

Stan Law

ORDINANCE NO. 1730-Z

ZONING REGULATIONS

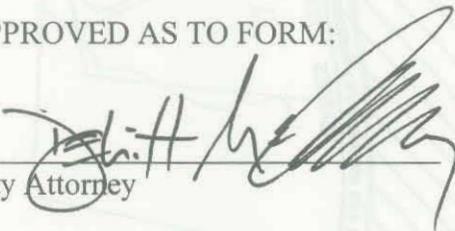
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 18 acres located on the southwest corner of Beatties Ford Road and Capps Hill Mine Road, (tax parcel 039-161-05) from R-4 to INST on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

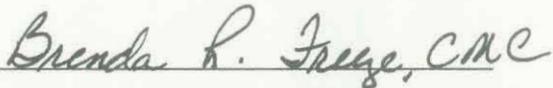
Section 2. That this ordinance shall become effective upon its adoption.

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 837-838.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31<sup>st</sup> day of January, 2001.

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



Petition No. 00-162  
Diamond Oaks Development, Inc.

ORDINANCE NO. 1731-Z

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

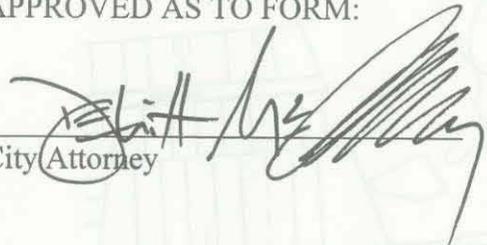
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-4 to MX-1 Innovative.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

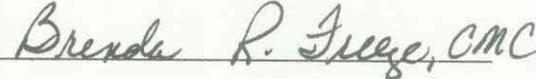
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

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

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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 839-840.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31<sup>st</sup> day of January, 2001.

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

Petition #: 2000-162

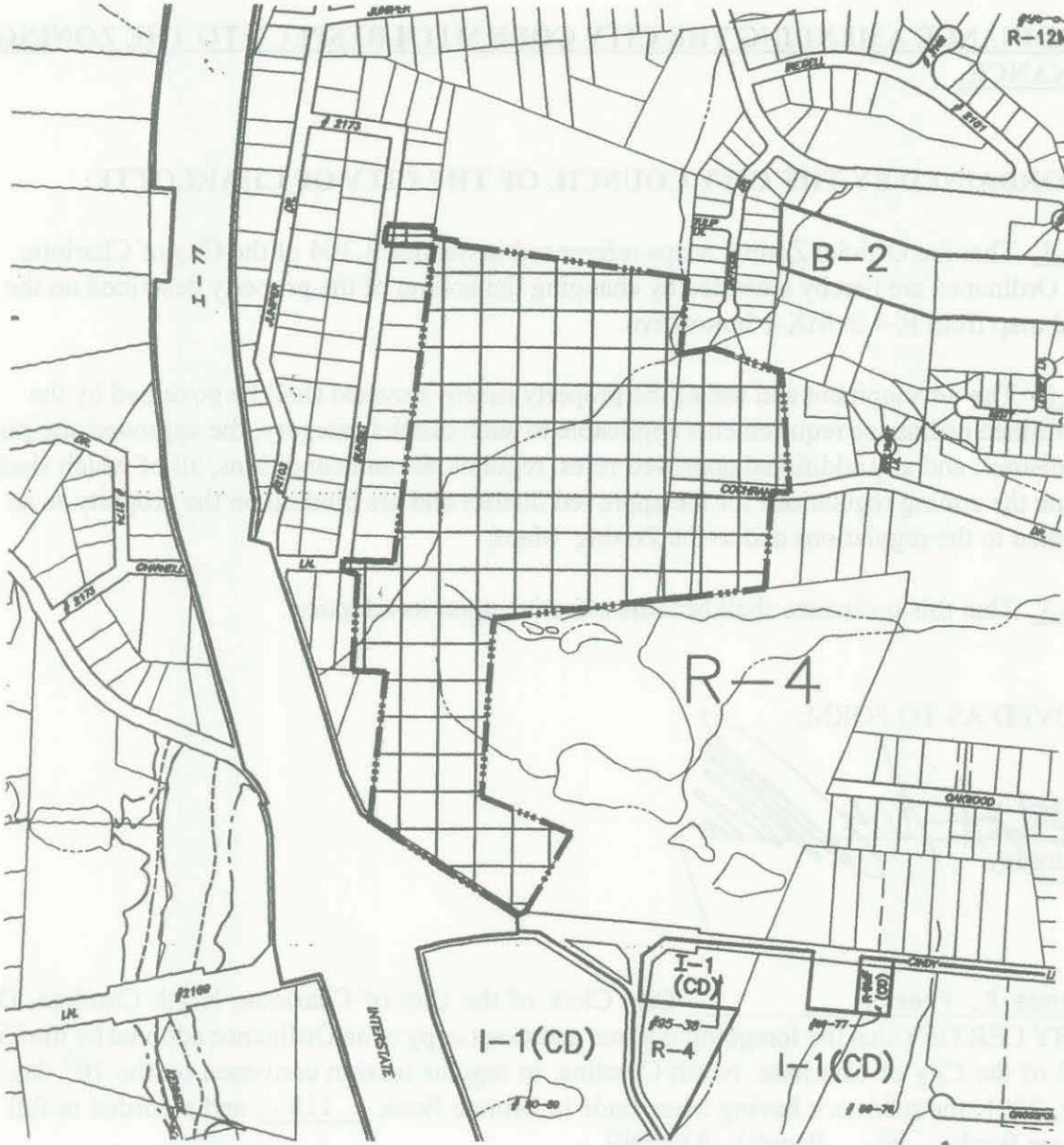
Petitioner: Diamond Oaks Development, Inc.

Hearing Date: December 18, 2000

Classification (Existing): R-4

Zoning Classification (Requested): MX-1 Innovative

Location: Approximately 57 acres located north of Cindy Lane and northeast of Interstate 77, between Sunset Lane and Cochrane Drive.



Zoning Map #(s): 69

Scale: No Scale

Petition No. 00-166  
Petitioner: Charlotte-Mecklenburg Schools

ORDINANCE NO. 1732

**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:

1. Amend CHAPTER 9: GENERAL DISTRICTS, PART 2, SINGLE FAMILY DISTRICTS, Section 9.203(7). Elementary and secondary schools, as follows:

- A. Modify subsection (7)(a) by adding the phrase “;or colleges;” at the end of that subsection.

The modified subsection (7)(a) will then read thusly:

- (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; or colleges;

- B. Modify subsection 7(f) by adding the following sentence to the end of that subsection:

Notwithstanding the forgoing, subsections 7(b) and 7(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

The modified subsection 7(f) will then read thusly:

- (f) Except as modified by the requirements of subsection 7(d) of this section, subsections 7(b) and 7(c) of this section shall not apply to additions, modifications, or improvements to any school that is nonconforming with respect

to these provisions which was constructed, or where a building permit for the school was issued, prior to January 1, 1992. Notwithstanding the forgoing, subsections 7(b) and 7(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

2. Amend CHAPTER 9: GENERAL DISTRICTS, PART 3: MULTI-FAMILY DISTRICTS, Section 9.303(10(a) Elementary and secondary schools, as follows;

A. Modify subsection (10)(a) by adding the phrase “;or colleges;” at the end of that subsection.

The modified subsection (10)(a) will then read thusly:

(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; or colleges;

B. Modify subsection 10(f) by adding the following sentence to the end of that subsection:

Notwithstanding the forgoing, subsections 10(b) and 10(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

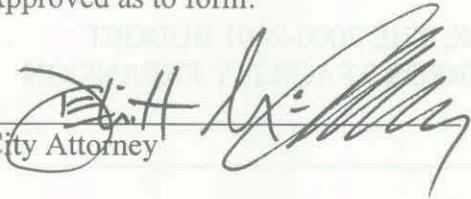
The modified subsection 10(f) will then read thusly:

(f) Except as modified by the requirements of subsection 10(d) of this section, subsections 10(b) and 10(c) of this section shall not apply to additions, modifications, or improvements to any school that is nonconforming with respect to these provisions which was constructed, or where a building permit for the school was issued, prior to January 1, 1992. Notwithstanding the forgoing, subsections 10(b) and 10(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

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, by adding the phrase “;or colleges.” after the word “greenways” in the footer.

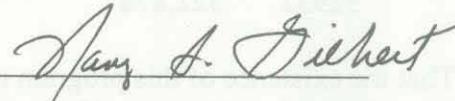
Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

  
City Attorney

I, Nancy S. Gilbert, <sup>Deputy</sup> 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 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 841-843.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day of January, 2001.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

  
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16<sup>th</sup> day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 841-843.

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Nancy S. Gilbert, CMC, Deputy City Clerk