

CITY CD

Petition No. 97-04  
Grubb&Ellis Bissell Patrick

ORDINANCE NO. 967-Z

APPROVED BY CITY COUNCIL

DATE JANUARY 20, 1998

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 2.0 acres located on the east side of Sharon Road across from Hazelton Drive and north of Sharon Road's intersection with Sharon View Road; and

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 15, 1997; 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 R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

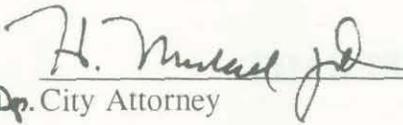
SEE ATTACHED

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:

  
Sr. Dep. City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 339-341B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-04  
Grubb&Ellis Bissell Patrick

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Grubb&Ellis Bissell Patrick and successors-in-interest of the property described as tax parcel 183-133-12 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-17MF(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.

97-4

**Exhibit B**

**Legal Description**

LYING and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an E.I.P., said beginning point marking the northwesterly corner of the F. H. Conner, Jr. property all as shown on a description contained in Deed Book 2542, Page 292 in the Mecklenburg County Registry; thence from said beginning point South 20-35-40 West 259.13 feet to an E.I.P.; thence North 72-49-40 West 487.49 feet to an E.I.P. located at or near the original center line of Sharon Road; thence North 25-00-20 East 100.0 feet to a point; thence with two (2) lines of Longs Cleaners (see Deed Book 4154, Page 445 in the Mecklenburg County Registry) as follows: (1) South 67-12-10 East 210.36 feet to a point and (2) North 24-59-00 East 205.70 feet to a point; thence with the new "agreed upon" boundary line with the Housing Authority of the City of Charlotte, North Carolina South 67-29-07 East 253.13 feet the POINT OR PLACE OF BEGINNING and containing 2.077 acres, more or less, all as shown on a survey entitled "Boundary Survey Sharon Road" prepared by David M. Lucas, N.C.R.L.S., dated September 15, 1986 to which survey reference is made for a more particular description of the property.

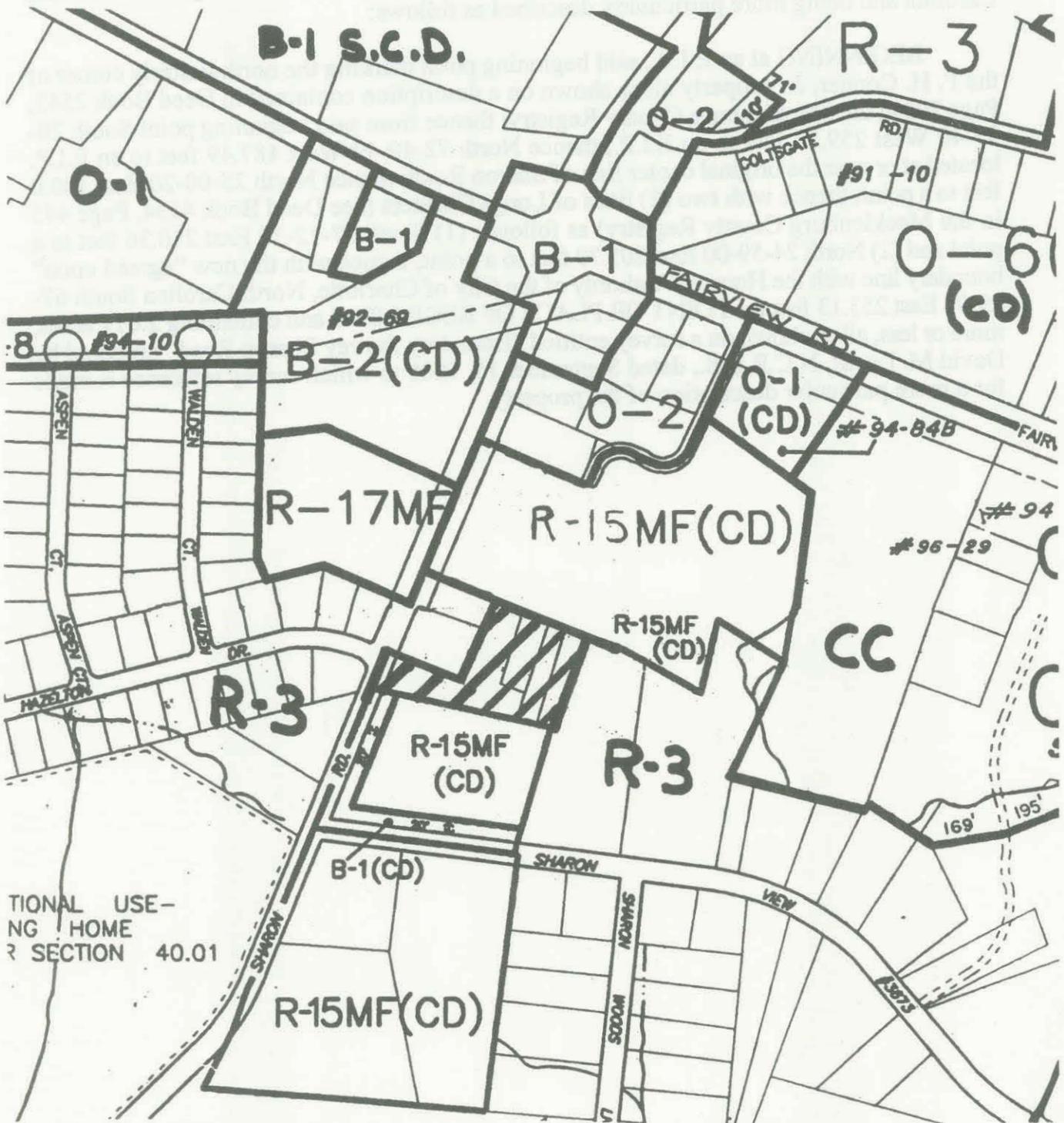
Petitioner: The Bissell Companies, Inc.

Hearing Date: December 15, 1997

Zoning Classification (Existing): R-3

Zoning Classification (Requested): R-17MF(CD)

Location: Approximately 2.007 acres located on the east side of Sharon Road across from Hazelton Drive and north of Sharon Road's intersection with Sharon View Road.



Zoning Map #(s): 135 and 147

Scale: 1" = 400'

CITY CD

Petition No. 97-73  
Sharon Towers, Inc.

ORDINANCE NO. 968-Z

APPROVED BY CITY COUNCIL

DATE JANUARY 20, 1998

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 23.6 acres located on the west side of Sharon Road, south of the Sharon View Road intersection; and

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 15, 1997; 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 S.U.P. to INST(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

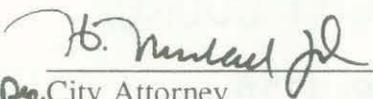
SEE ATTACHED

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:

  
Sr. Dep. City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 342-344A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-73  
Sharon Towers, Inc.

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Sharon Towers, Inc. and successors-in-interest of the property described as tax parcels 179-032-45 and 179-051-08 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 INST(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.

**Petition #: 97-73**

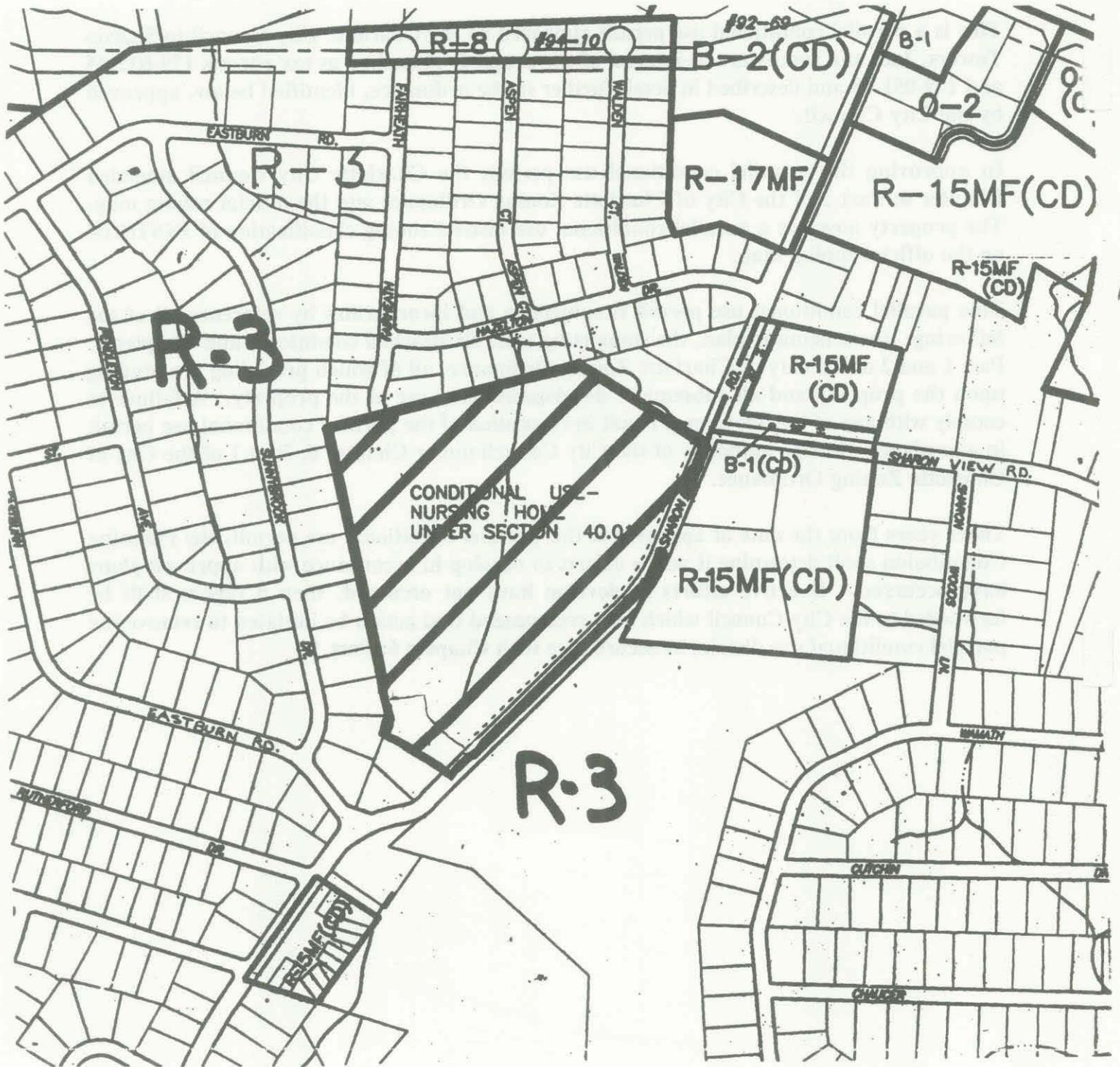
**Petitioner: Sharon Towers, Inc.**

**Hearing Date: September 15, 1997**

**Zoning Classification (Existing): R-3 S.U.P.**

**Zoning Classification (Requested): INST(CD)**

**Location:** Approximately 23.6 acres located on the west side of Sharon Road, south of the Sharon View Road intersection.



Zoning Map #(e): 147 & (135)

Scale: No Scale

CITY CD

Petition No. 97-78  
Sunrise Assisted Living

ORDINANCE NO. 969-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 12.1 acres located on the west side of Providence Road, between East Barden Road and Old Farm Road; and

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 October 22, 1997; 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 INST(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:

J. M. Murrell, Jr.  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 345-347B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-78  
Sunrise Assisted Living

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Sunrise Assisted Living and successors-in-interest of the property described as tax parcel 187-121-02 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 INST(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.

97-78

**LEGAL DESCRIPTION**  
**SUNRISE DEVELOPMENT, INC.**

**BEGINNING at a point in the southwesterly right-of-way line of Providence Road (N.C. Highway 16), said point being the northeasterly corner of a parcel of land described in Deed Book 5392, Page 0135, of the Mecklenburg Public Registry and running thence S. 51-59-11 W. 787.57 feet; thence N. 44-27-36 W. 445.29 feet; thence N. 54-04-55 E. 877.29 feet to the southwesterly right-of-way line of Providence Road; thence with said right-of-way line S. 35-43-56 E. 619.02 feet to the point of BEGINNING and containing 12.2 acres, more or less.**

**Petition #:** 97-78

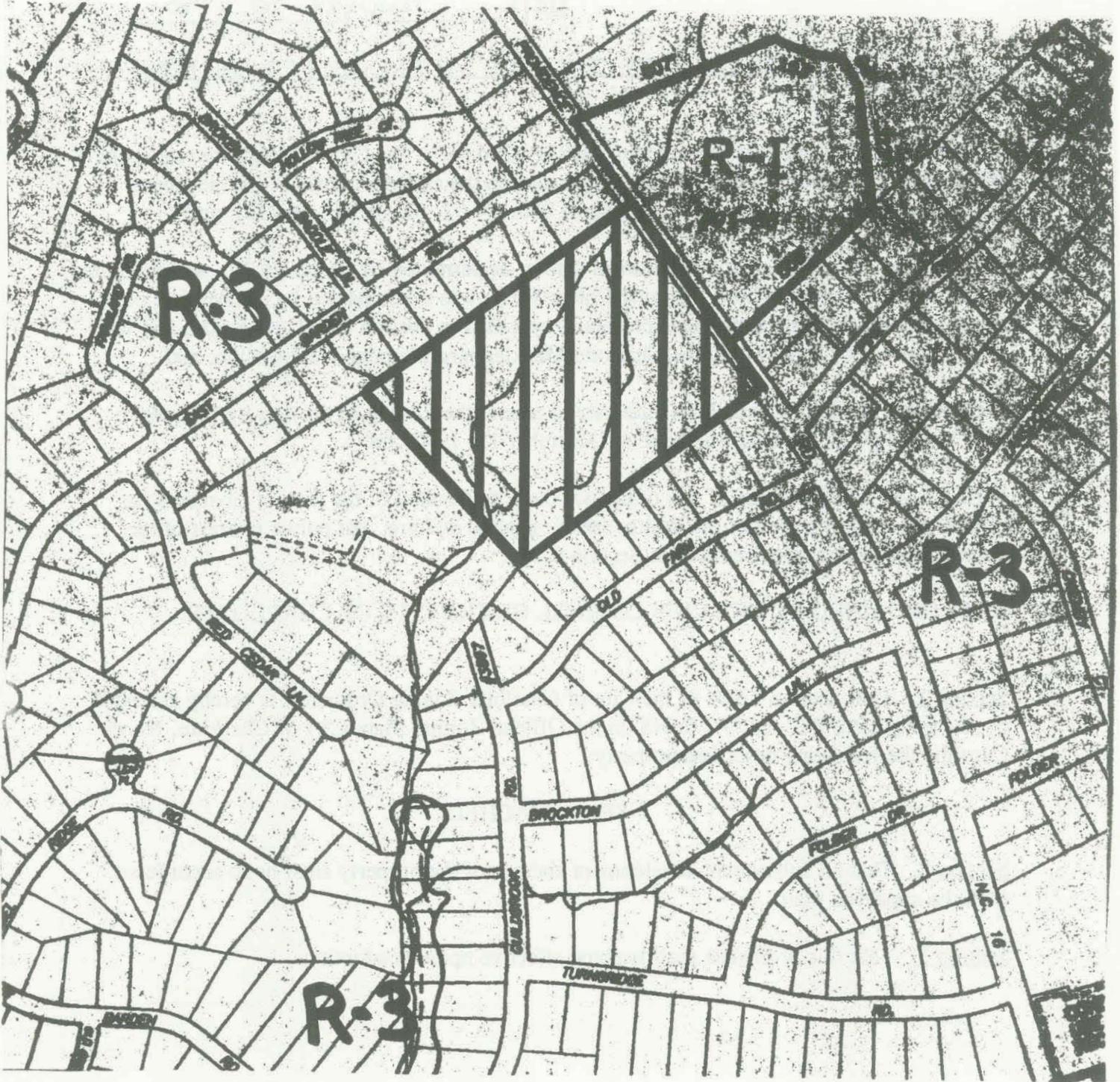
**Petitioner:** Sunrise Assisted Living

**Hearing Date:** October 22, 1997

**Zoning Classification (Existing):** R-3

**Zoning Classification (Requested):** INST(CD)

**Location:** Approximately 12.12 acres located on the west side of Providence Road, between East Barden Road and Old Farm Road.



Zoning Map #(s): 146

Scale: 1" = 400'

CITY NS DISTRICT

Petition No. 97-86  
Majid and Janine Gharibi, David  
Kaveh, and Nicholas Karres

ORDINANCE NO. 970-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 a NS district for approximately 1.306 acres located on the easterly corner of Independence Boulevard and Elizabeth Avenue (tax parcels 080-194-02, 03, 05, 07, and 16); and

WHEREAS, the petition for a conditional 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 15, 1997; 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-2 and O-2 to NS 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.

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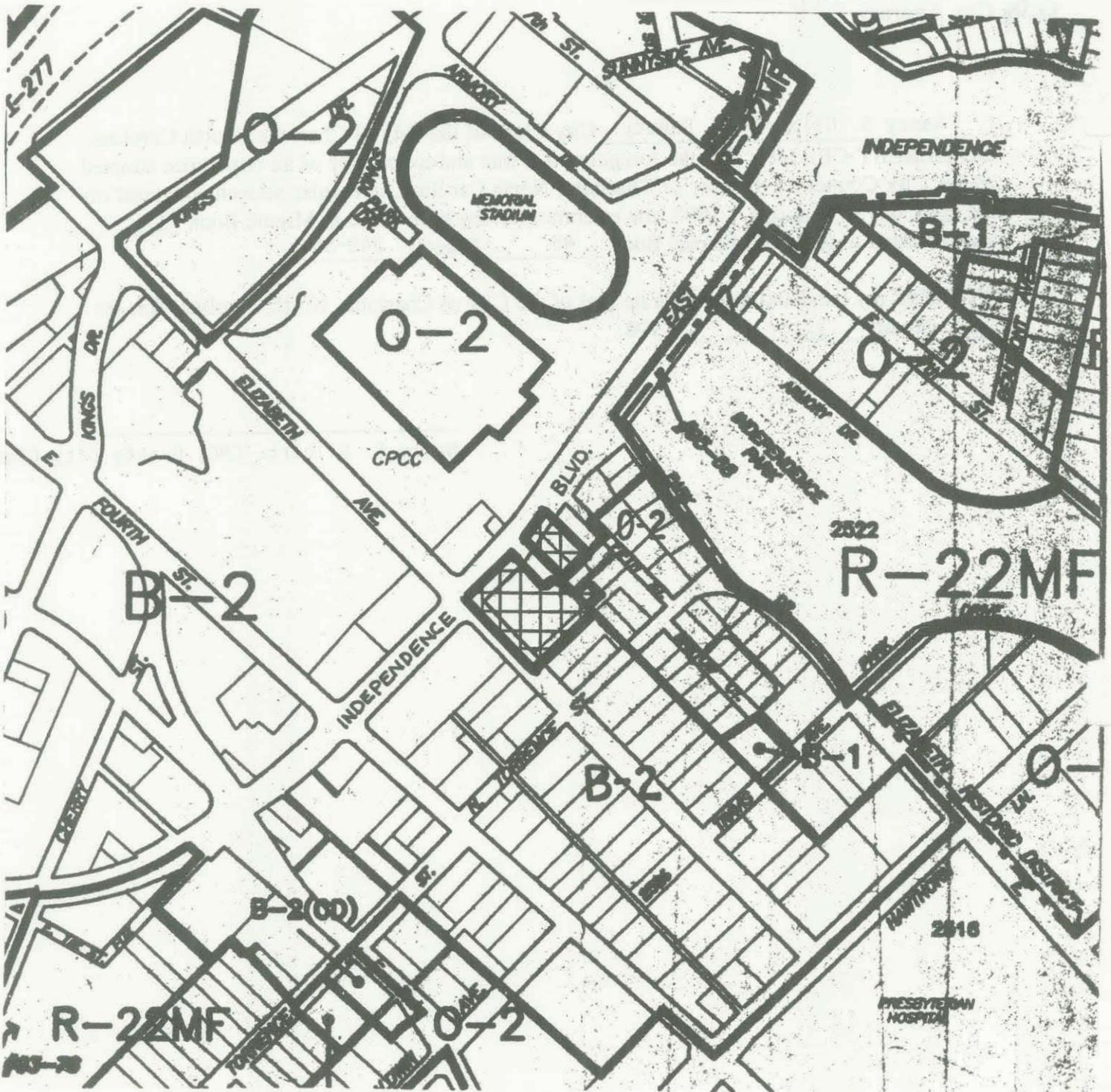
**Petitioner:** Majid and Janine Gharibi, David Kaveh, and Nicholas Karres

**Hearing Date:** October 22, 1997

**Zoning Classification (Existing):** B-2 and O-2

**Zoning Classification (Requested):** NS

**Location:** Approximately 1.306 acres located on the easterly corner of Independence Boulevard and Elizabeth Avenue.



Zoning Map #(s): 102

Scale: 1" = 400'

CITY CD

Petition No. 97-89  
Pizzagalli Investment Company

ORDINANCE NO. 971-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 8.142 acres located at 7017 Nations Ford Road; and

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 15, 1997; 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 and O-2 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:

W. M. M... ..  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 351-353B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-89  
Pizzagalli Investment Company

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Pizzagalli Investment Company and successors-in-interest of the property described as a portion of tax parcel 169-191-03 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) 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.

Revised Legal 97-89

**Legal description of  
Rezoning of  
Regency Executive Park  
Tract Two**

Beginning at a point, said point being the north west property corner of Aigsbee property in the eastern right of way line of Nations Ford Road; thence with the eastern right of way line of nations Ford Road, N 10°13' 01" E, 299.01' to the southwest corner of the Donaldson Property; thence with the line of the Donaldson property S 79° 54' 36" E, 452.63' to the southeast corner of the Donaldson property; Thence along the eastern property line of the Donaldson property N 11° 26' 25" E, 199.46' to the line of the Griffin property; Thence with the line of the Griffin property S 79° 50' 35" E, 336.96' to the northwest corner of tract 1; Thence with the western line of tract 1, S 22 ° 26' 46" W, 740.46' to the north line of Regency Executive Park; Thence with the north line of Regency Executive Park N 86° 47' 53" W, 197.31' to the south east corner of the Molter property; Thence with the line of the Molter , Hewrick and the Aigsbee Property, N 11° 25' 05" E, 247.95 to the north east corner of the Aigsbee property; Thence along the line of the Aigsbee property N 79° 46' 24" W, 446.37' to the point place of beginning. Said tract containing 7.831 acres more or less as shown on the map entitled "Development Plan for Pizzagalli Investment Company" dated June 16, 1997 by Aiken and Yelle Associates, P.A.

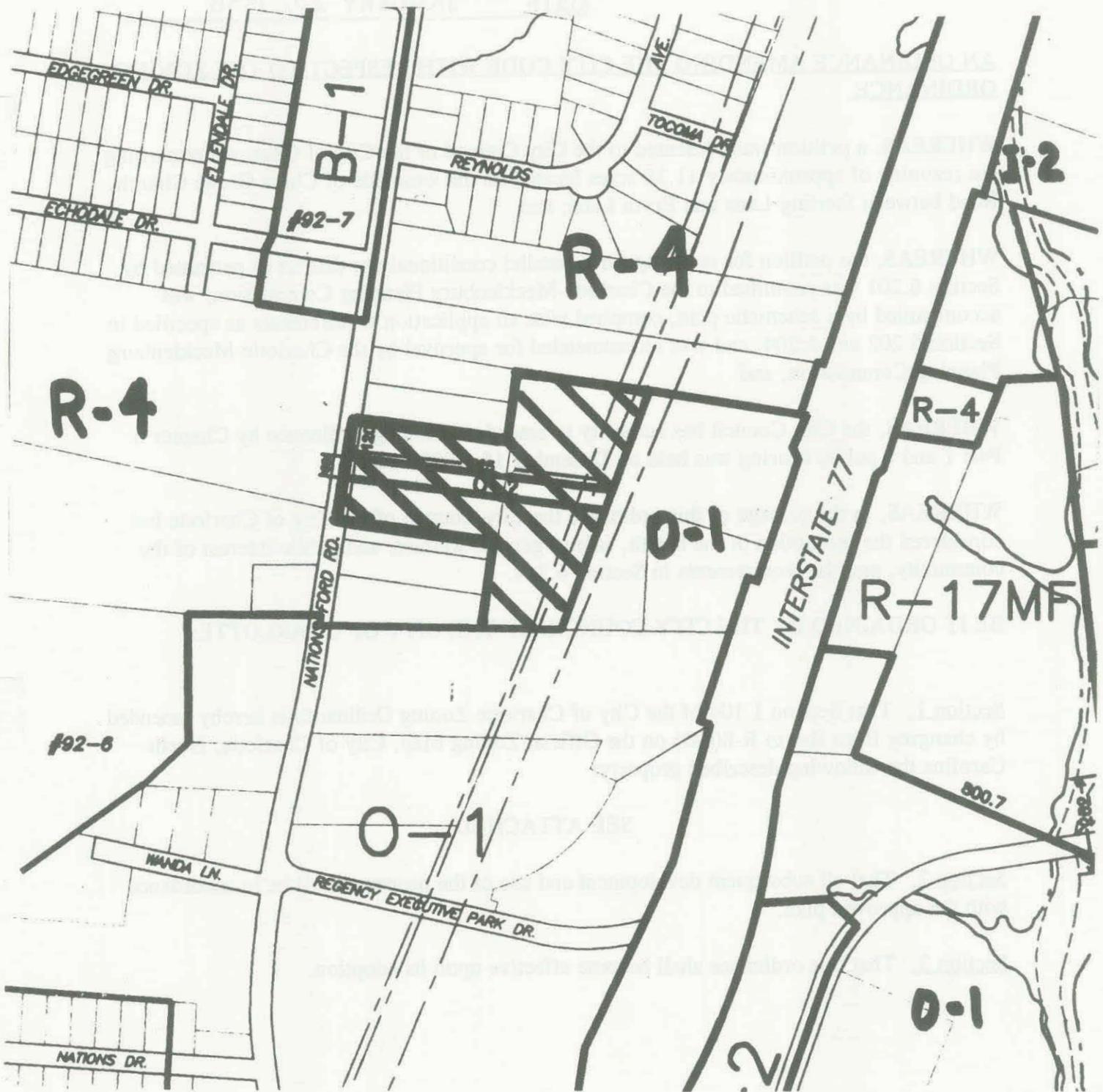
**Petitioner:** Pizzagalli Investment Company

**Hearing Date:** December 15, 1997

**Zoning Classification (Existing):** R-4 and O-2

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

**Location:** Approximately 8.142 acres located east of Nations Ford Road and within the Regency Executive Park.



Zoning Map #(s): 134

Scale: 1" = 400'

CITY CD

Petition No. 97-90  
James M. Howell

ORDINANCE NO. 972-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 11.38 acres located on the west side of China Grove Church Road between Sterling Lane and Ervin Lane; and

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 15, 1997; 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-8(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:

*H. Murrell Jr.*  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 354-356B

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-90  
James M. Howell

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to James M. Howell and successors-in-interest of the property described as tax parcels 205-113-13, 205-115-01, 205-101-(06&09), 205-201-52, and 205-202-01 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-8(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.

**PARCEL 1**

BEGINNING at a point near the centerline of Old Pineville Road, said point being the southeast corner of a parcel owned by James M. Howell, recorded in Deed Book 2036, Page 319 at the Mecklenburg County Register of Deeds; thence S 81°47'30" W, 323.39 feet; thence N 3°09'35"W, 60.39 feet; thence N 2° 35'56" E, 499.45 feet; thence N 10°56'19"E, 275.22 feet crossing Aileen Circle; thence N 10°39'11"E, 381.76 feet; thence S 60°03'09"E, 207.10 feet; thence S 60°25'45" E, 79.70 feet; thence S 60°09'11"E, 199.03 feet to a point in the centerline of Old Pineville Road; thence with the centerline of Old Pineville Road the following courses: S 24°44'56"W, 381.73 feet; S 22°06'49"W, 106.49 feet; S 14°53'19" W, 70.89 feet; S 8°25'55" W, 70.90 feet; thence leaving said centerline N 86°12'35"W, 223.49 feet; thence S 3°37'45"W, 120.00 feet; thence S 86° 18'36"E, 218.41 feet to a point in the centerline of Old Pineville Road; thence with said centerline S 2°04'50"W, 59.78 feet; S 2°02'18"W, 60.49 feet; S 1°14'00"E, 93.51 feet to the POINT OF BEGINNING, and containing 8.52 acres, more or less.

**PARCEL 2**

BEGINNING at a point, said point being the northeast corner of a parcel owned by James M. Howell, recorded in Deed Book 2036, Page 319 at the Mecklenburg County Register of Deeds; thence S 1°21'40"E, 202.70 feet to a point in the centerline of Ervin Lane; thence with said centerline S 85°06'46"W, 191.55 feet; thence leaving said centerline S 1°46'00"E, 122.73 feet; thence S 89°46'02"W, 303.71 feet; thence N 76°22'20"W, 215.03 feet to a point near the centerline of Ervin Lane; thence, S 78°48'29"W, 251.49 feet; thence N 11°28'00"E, 184.50 feet; thence N 81°21'18"E, 416.29 feet to the POINT OF BEGINNING, and containing 2.86 acres, more or less.

Petition #: 97-90

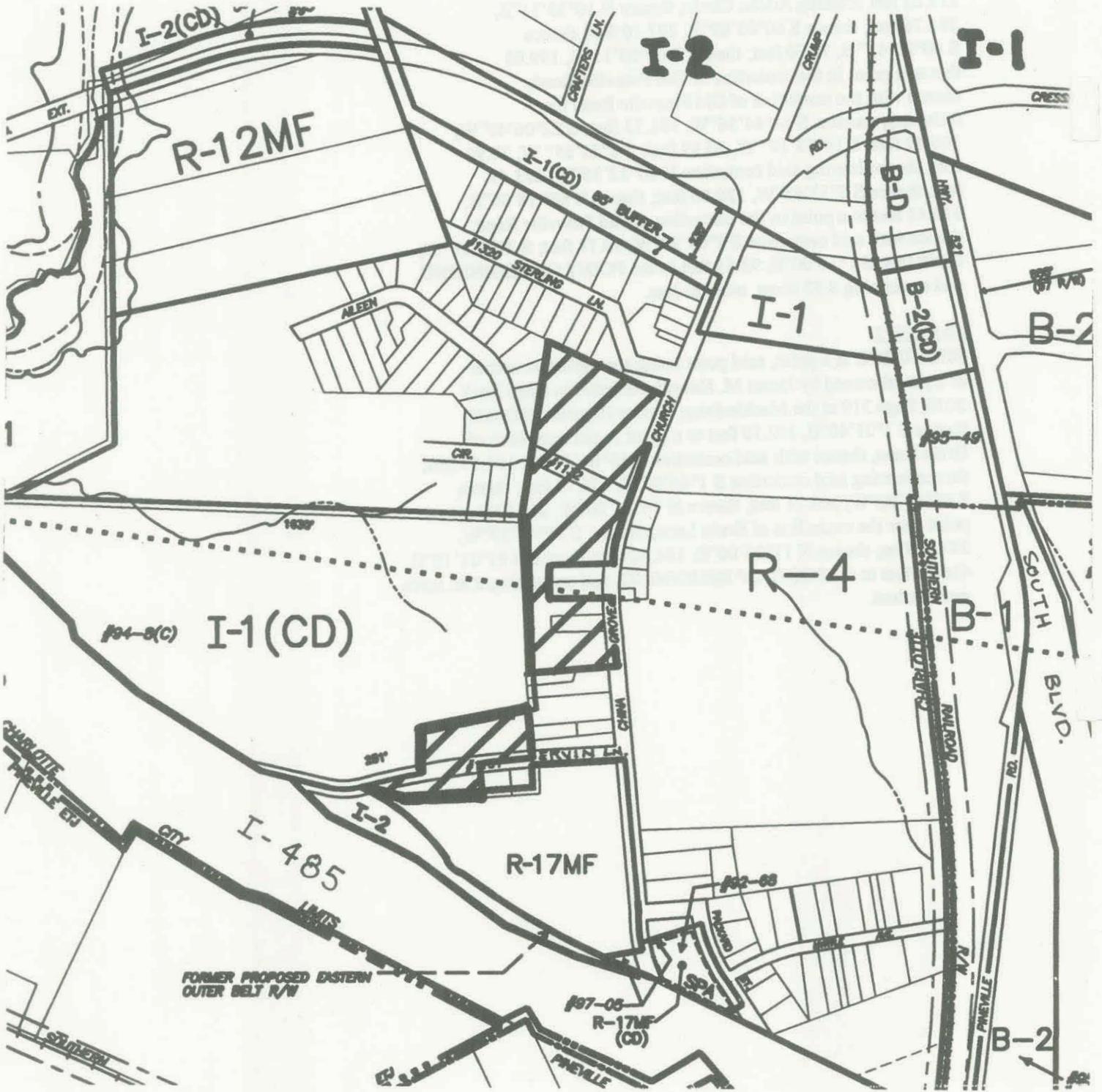
Petitioner: James M. Howell

Hearing Date: December 15, 1997

Zoning Classification (Existing): R-4

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

Location: Approximately 11.38 acres located on the west side of China Grove Church Road between Sterling Lane and Ervin Lane.



Zoning Map #(s): 157

Scale: No Scale

CITY CD

Petition No. 97-95  
Sun Shin Chun

ORDINANCE NO. 973-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 0.43 acres located on the northeast corner of Baxter Street and Cecil Street; and

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 15, 1997; 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 to O-2(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:

76. [Signature]  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 357-359B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-95  
Sun Shin Chun

## **PARALLEL CONDITIONAL USE PERMIT**

**This is a parallel conditional use permit approved by the Charlotte City Council to Sun Shin Chun and successors-in-interest of the property described as tax parcel 125-221-07 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-2(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.**

97-95

LEGAL DESCRIPTION

BEGINNING at a point, said point being the northerly edge of the Baxter Street right-of-way and the southwesterly corner of the Cherry Community Organization, Inc property as listed in Deed Book 4622 at Page 467 of the Mecklenburg County Register of Deeds, running thence N 66-42-50 W 100.00 ft., thence N 14-00-00 E 190.00 ft., thence S 66-42-50 E 100.00 ft., thence S 14-00-00 W 190.00 ft., to the point of BEGINNING.

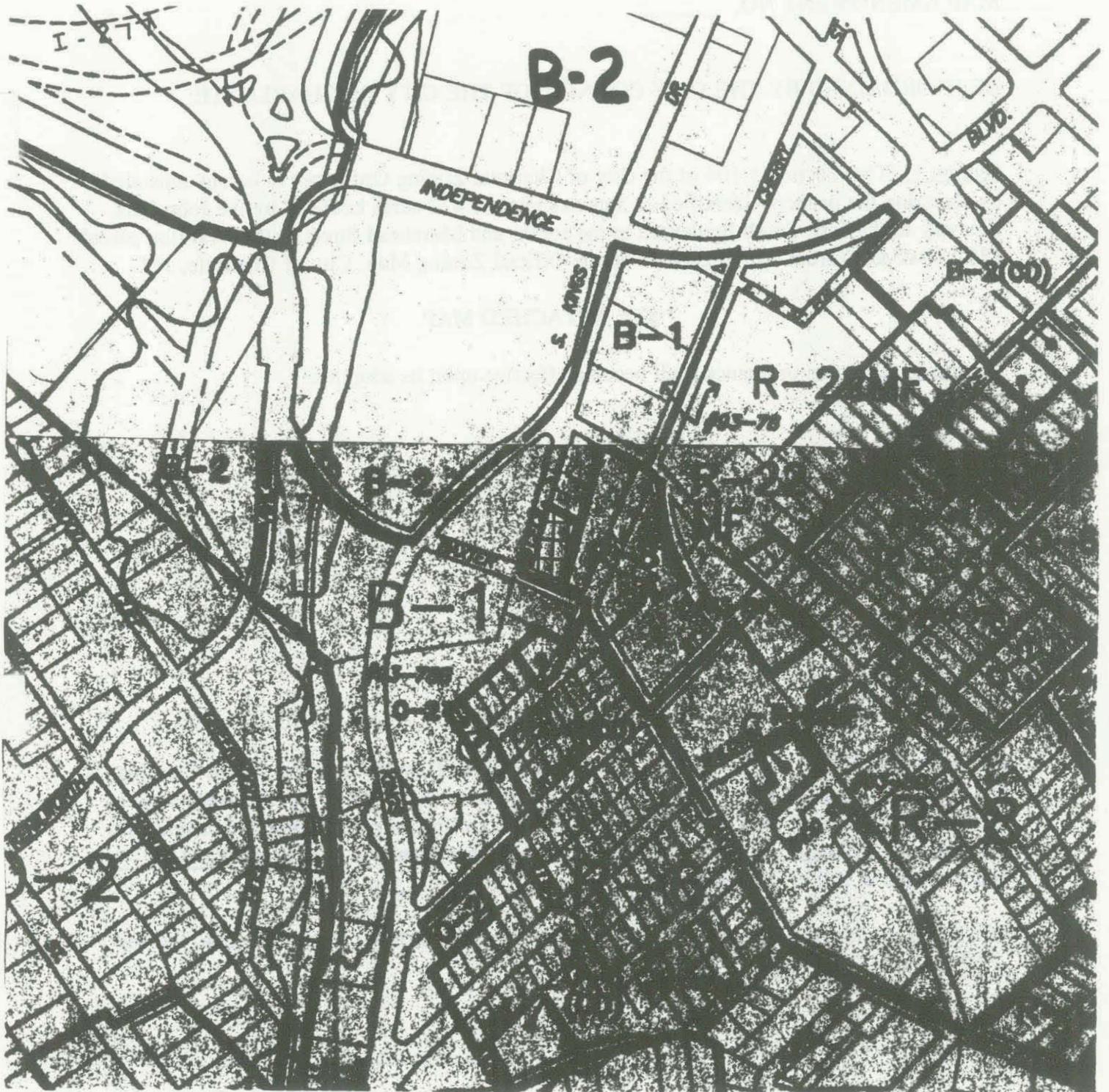
**Petitioner:** Sun Shin Chun

**Hearing Date:** December 15, 1997

**Zoning Classification (Existing):** B-1

**Zoning Classification (Requested):** O-2(CD)

**Location:** Approximately 0.43 acres located on the northeast corner of Baxter Street and Cecil Street.



Zoning Map #(s): 111 & (102)

Scale: 1" = 400'

ORDINANCE NO. 974 -Z

CITY ZONE CHANGE

Petition No. 97-96  
Gaynell Properties, Inc.

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

ZONING REGULATIONS

MAP AMENDMENT NO. \_\_\_\_\_

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 1.477 acres bounded by the John Belk Freeway to the east, South Boulevard to the south, and Morehead Street to the west (tax parcel 125-131-05&06) from B-2 to UMUD 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:

*J. Michael J...*  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 360-362A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

97-90

Morehead – Summit Boundary Description

Parcel A

125-131-05

125-131-06

July 21, 1997

BEGINNING at a point on the Eastern ROW of Morehead Street on the southern most property corner of tax parcel 125-131-05, and running thence, with the arc of a circular curve to the Left and having a radius of 839.24', an arc distance of 151.85' along said ROW, thence N 41° 27'25" W, 48.86', thence N 50° 41'16" E, 173.07' away from said ROW, thence S 40° 33'43" E, 196.66, thence S 49° 34'25" W, 184.65' to the point of BEGINNING and containing approximately .799 acres.

97-96

Morehead – Summit Boundary Description

Parcel B

July 21, 1997

BEGINNING at a point on the Eastern ROW of Morehead Street on the southern most property corner of tax parcel 125-131-05, and running thence, N 49° 34' 25" E, 184.65' away from said ROW, thence N 40° 33' 43" W, 196.66', thence N 50° 41' 16" E, 119.55', thence N 39° 18' 44" W, 17.54', thence N 65° 12' 35" E, 25.75', thence S 65° 10' 13" E, 19.99', thence with the arc of a circular curve to the Right and having a radius of 203.10', an arc distance of 66.26', thence S 07° 19' 5" E, 120.11', thence with the arc of a circular curve to the Right and having a radius of 181.61', an arc distance of 122.03', thence S 43° 38' 25" W, 141.79', thence N 79° 02' 46" W, 15.74' back to said ROW, thence with the arc of a circular curve to the Left and having a radius of 839.24', an arc distance of 48.65' to the point of BEGINNING and containing approximately .678 acres.

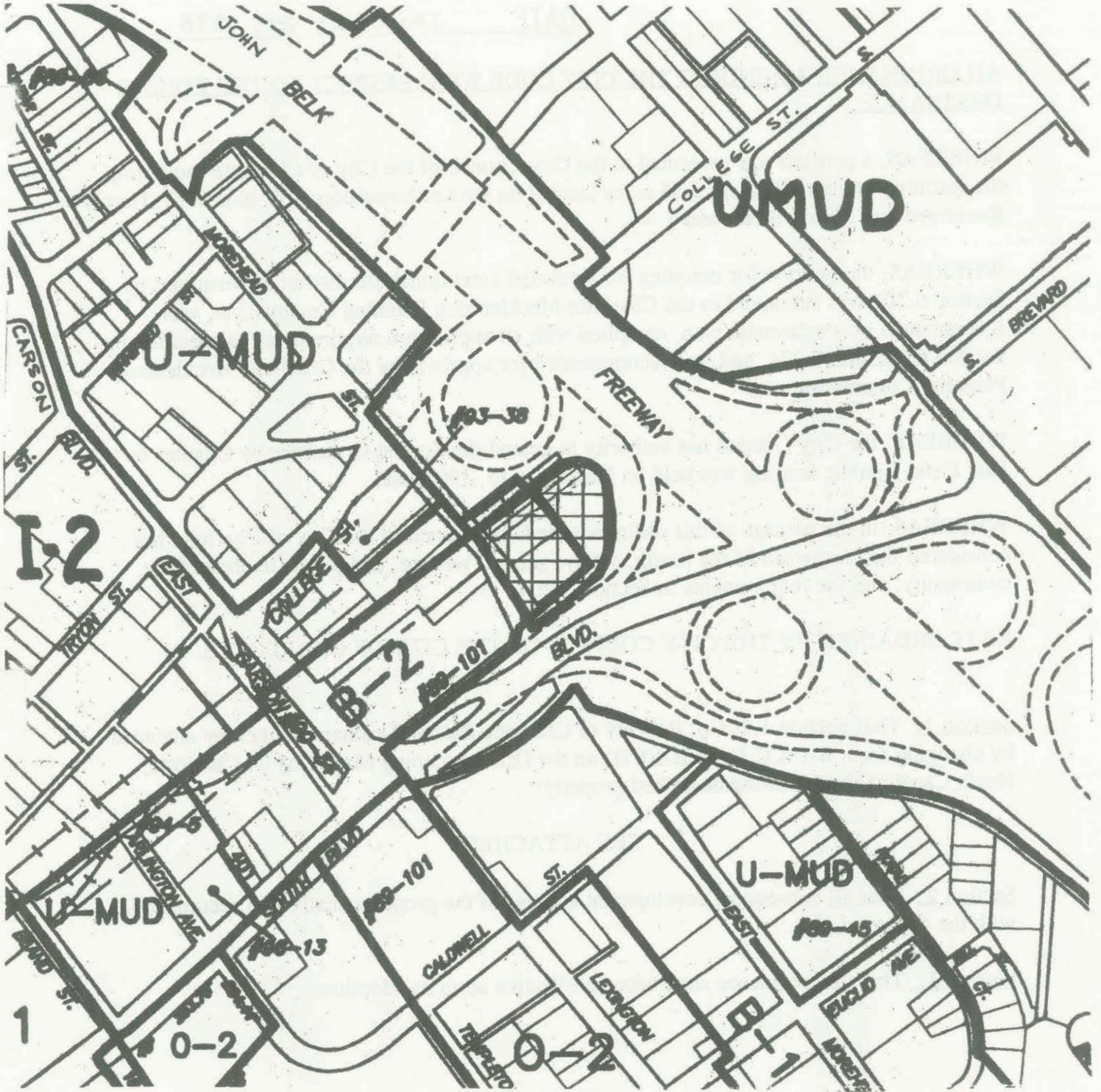
**Petitioner:** Gaynell Properties, Inc.

**Hearing Date:** December 15, 1997

**Zoning Classification (Existing):** B-2

**Zoning Classification (Requested):** UMUD

**Location:** Approximately 1.477 acres bounded by the John Belk Freeway to the east, South Boulevard to the south, and Morehead Street to the west.



Zoning Map #(s): 102

Scale: 1" = 400'

CITY CD

Petition No. 97-100  
First Citizens Bank &  
McDonald's Corp.

ORDINANCE NO. 975-Z

APPROVED BY CITY COUNCIL

DATE JANUARY 20, 1998

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 1.56 acres located on the southwest corner of East W.T. Harris Boulevard and Milton Road; and

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 15, 1997; 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 S.C.D. 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:

W. Mural  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 363-365B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-100  
First Citizens Bank and McDonald's Corp.

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to First Citizens Bank and McDonald's Corp. and successors-in-interest of the property described as tax parcels 099-231-(08&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.

97-100

**BOUNDARY DESCRIPTION**  
**NEUSE, INC. C/O FIRST CITIZENS BANK**  
**AND McDONALD'S CORPORATION**  
**W.T. HARRIS BOULEVARD AND MILTON ROAD**

BEGINNING at a point in the westerly right-of-way line of W. T. Harris Boulevard, said point being the southeast corner of a parcel of land described in Deed Book 5769, Page 0305, of the Mecklenburg County Public Registry and running thence with the arc of a circular curve to the right, having a radius of 78.54 feet; an arc distance of 50.00 feet; thence S. 48-41-10 W. 106.99 feet; thence with the arc of a circular curve to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet; thence N. 41-18-50 W. 185.57 feet; thence N. 87-35-00 W. 172.89 feet; thence with the arc of a circular curve to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet; thence with the arc of a circular curve to the right, having a radius of 92.06 feet, an arc distance of 36.05 feet; thence N. 24-51-10 E. 23.72 feet; thence with the arc of a circular curve to the left, having a radius of 193.71 feet, an arc distance of 60.16 feet; thence with the arc of a circular curve to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet to a point in the southerly right-of-way line of Milton Road, thence with said right-of-way S. 82-56-30 E. 260.28 feet to the intersection with the westerly right-of-way line of W. T. Harris Boulevard, thence with said right-of-way S. 41-18-50 E. 170.00 feet to the point of BEGINNING and containing 1.562 acres, more or less.

Petition #: 97-100

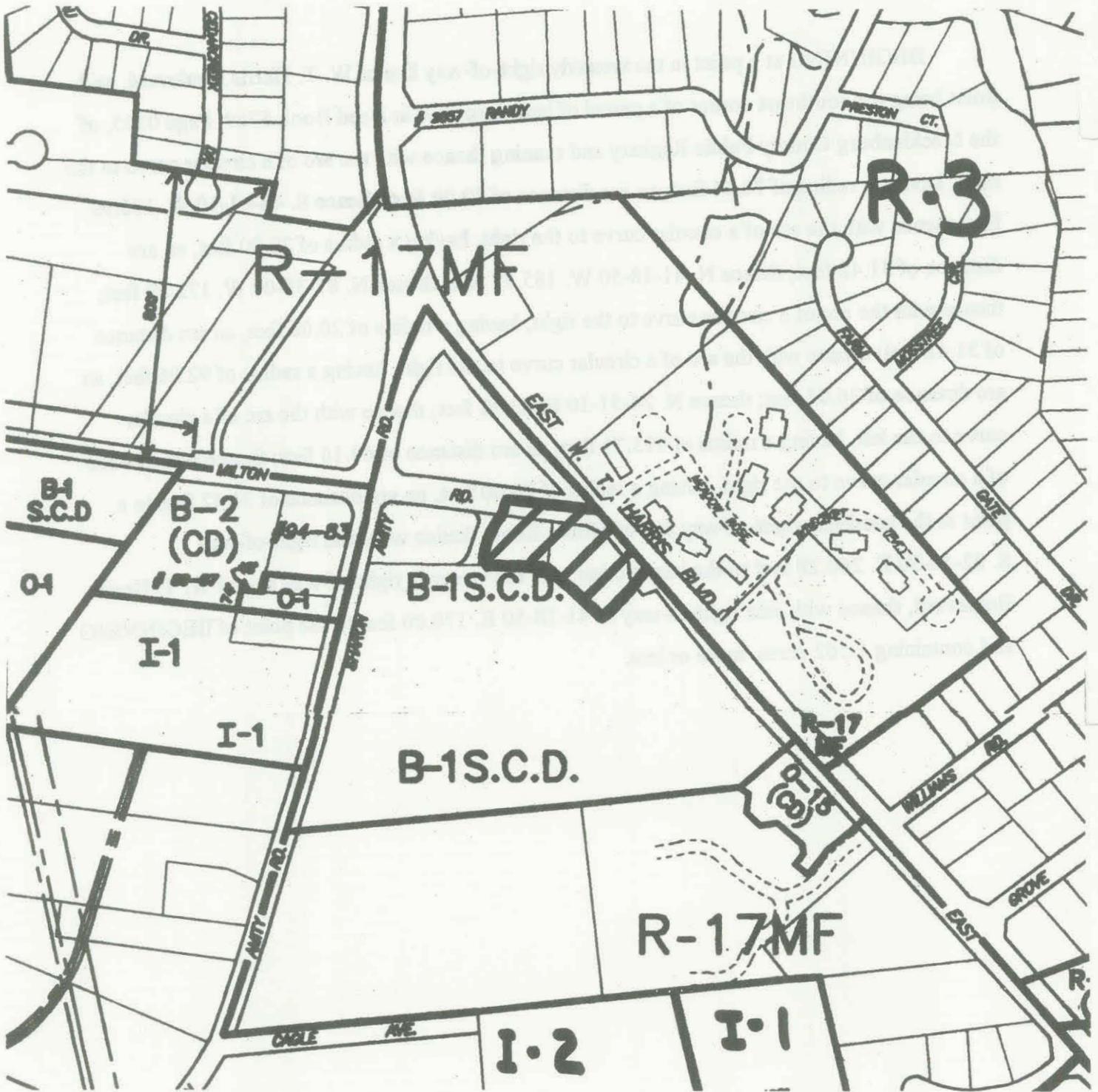
Petitioner: First Citizens Bank and McDonald's Corp.

Hearing Date: December 15, 1997

Zoning Classification (Existing): B-1SCD

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

Location: Approximately 1.562 acres located on the southwest corner of East W.T. Harris Boulevard and Milton Road.



Zoning Map #(s): 91 & (99)

Scale: 1" = 400'

CITY CD

Petition No. 97-101  
Coca-Cola Bottling Company  
Consolidated

ORDINANCE NO. 976-Z

**APPROVED BY CITY COUNCIL**

**DATE** JANUARY 20, 1998

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 11.3 acres located on the southeast corner of Auten Road and Chesapeake Drive; and

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 15, 1997; 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, O-1, and I-2 to I-2(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:

John M. ...  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 366-368A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-101  
Coca-Cola Bottling Company Consolidated

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Coca-Cola Bottling Company Consolidated and successors-in-interest of the property described as tax parcels 039-211-(01, 07, and 08) 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 I-2(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.

**Petition #:** 97-101

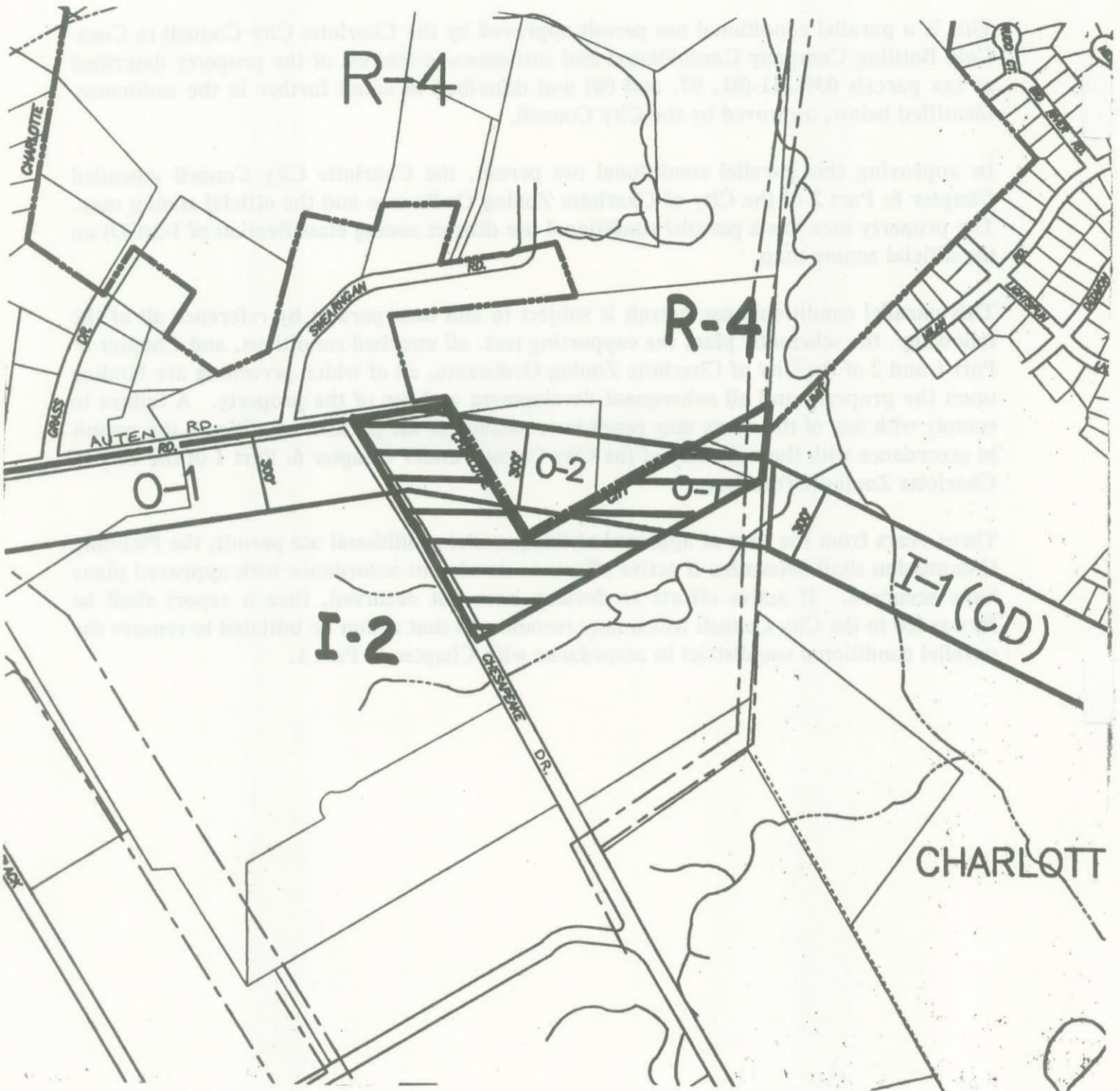
**Petitioner:** Coca-Cola Bottling Company Consolidated

**Hearing Date:** December 15, 1997

**Zoning Classification (Existing):** R-4, O-1, and I-2

**Zoning Classification (Requested):** I-2(CD)

**Location:** Approximately 11.3 acres located on the southeast corner of Auten Road and Chesapeake Drive.



Zoning Map #(s): 68

Scale: No Scale

CITY UMUD-OPTIONAL DISTRICT

Petition No. 97-104  
Daniel Levine

ORDINANCE NO. 977-Z

**APPROVED BY CITY COUNCIL**  
**DATE** JANUARY 20, 1998

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 a NS district for approximately 0.2 acres located on the north side of East Eighth Street, between North Brevard Street and North College Street (tax parcel 080-043-01); and

WHEREAS, the petition for a conditional 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 15, 1997; 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:

*for Dep* John M. ...  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 369-371A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

Nancy S. Gilbert, CMC, Deputy City Clerk

97-104

### 301 8th Street Renovation

#### Site Boundary Description

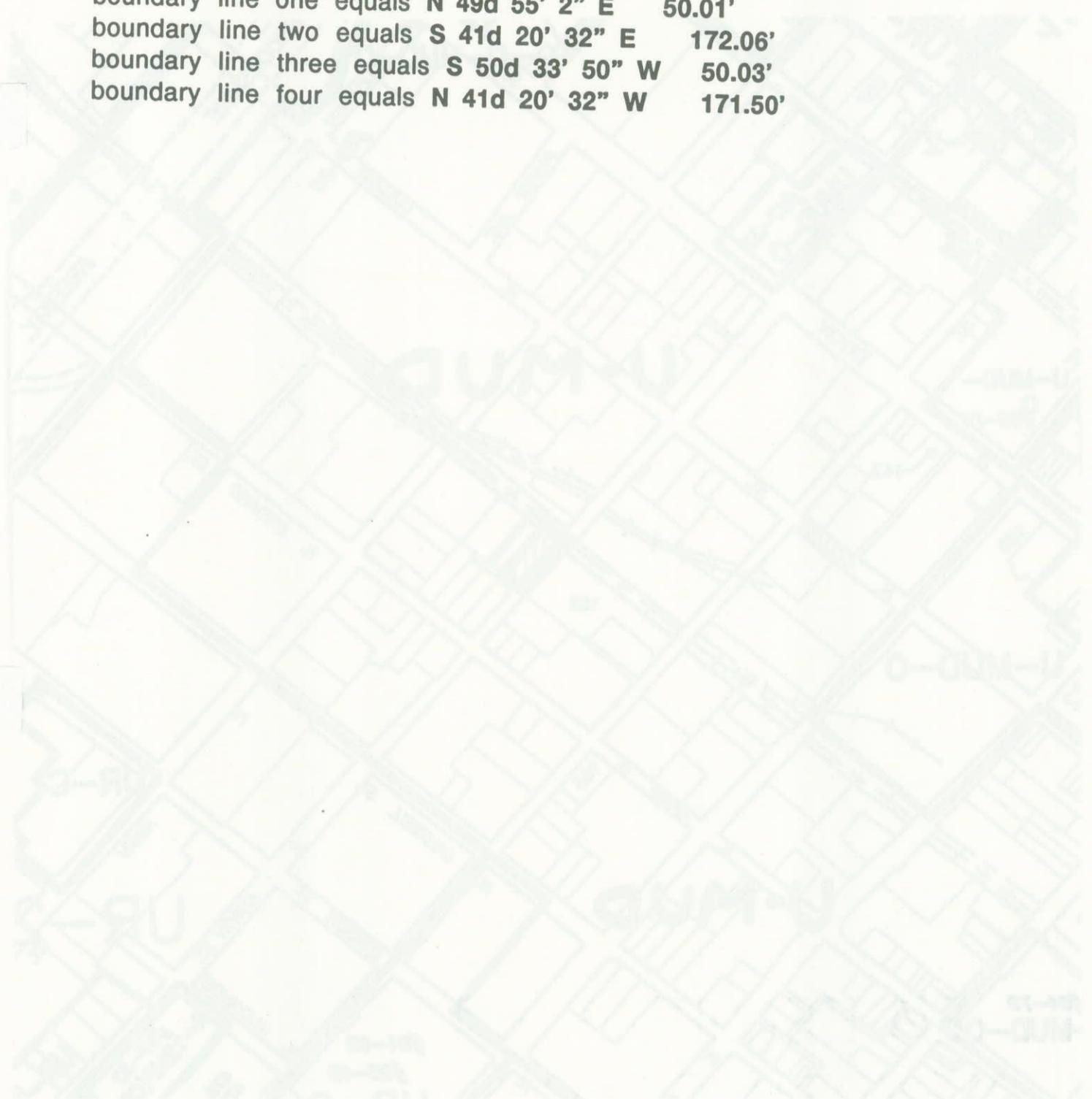
Beginning with the northwest corner traveling in a clockwise direction:

boundary line one equals N 49d 55' 2" E 50.01'

boundary line two equals S 41d 20' 32" E 172.06'

boundary line three equals S 50d 33' 50" W 50.03'

boundary line four equals N 41d 20' 32" W 171.50'



Petition #: 97-104

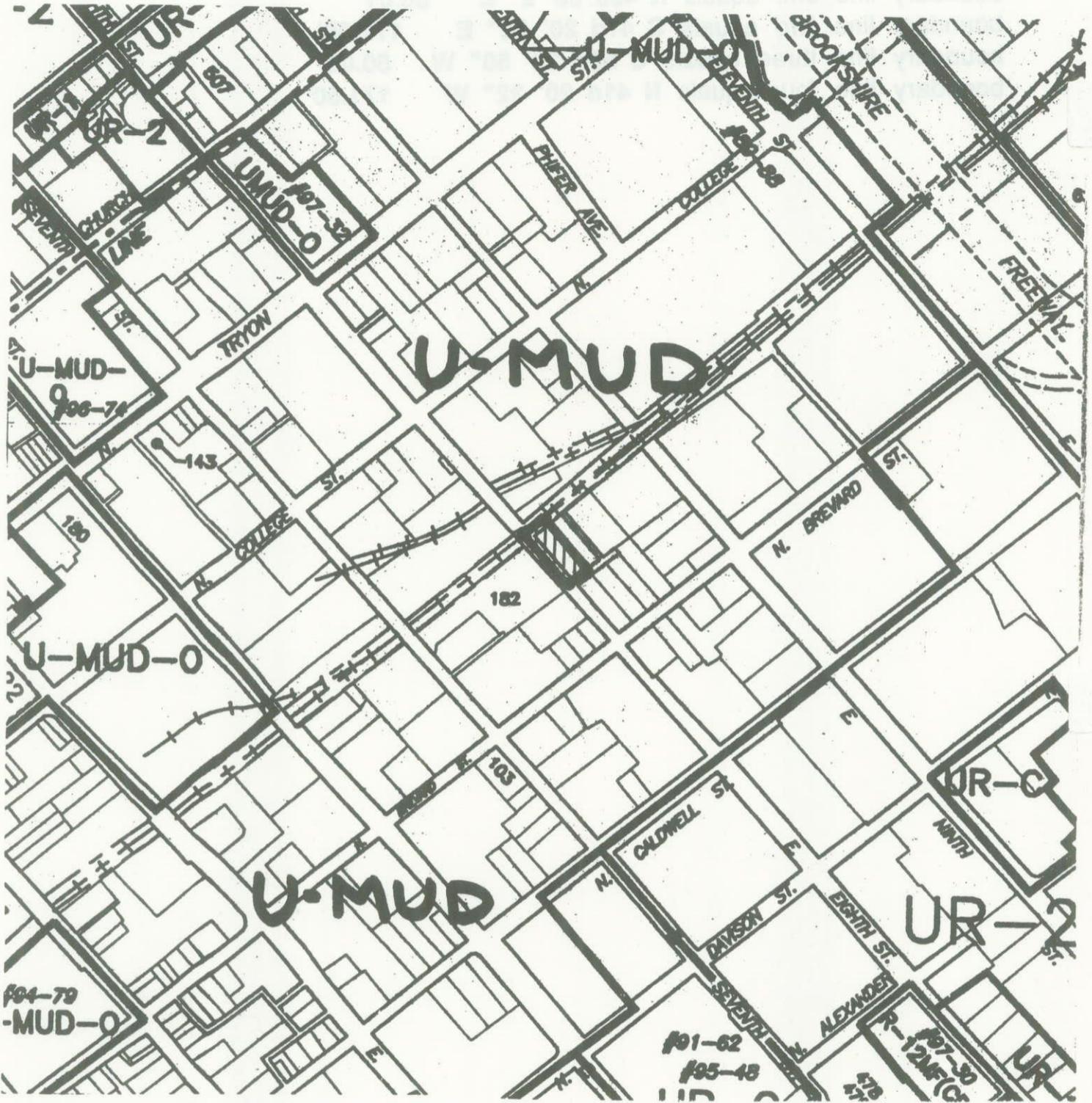
Petitioner: Daniel Levine

Hearing Date: January 20, 1997

Zoning Classification (Existing): UMUD

Zoning Classification (Requested): UMUD-O

Location: Approximately 0.2 acres located on the north side of East Eighth Street,  
between North Brevard Street and North College Street.



Zoning Map #(s): 102

Scale: 1" = 400'

ORDINANCE NO. 978-Z  
CITY ZONE CHANGE

Petition No. 97-105  
1230 West Morehead, LLC

**APPROVED BY CITY COUNCIL**

DATE JANUARY 20, 1998

ZONING REGULATIONS

MAP AMENDMENT NO. \_\_\_\_\_

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 1.56 acres located on the northeast corner of West Morehead Street and Calvert Street (tax parcels 073-244-05&23) from I-1 to UR-C 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:

*W. Michael J. Jr.*  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 372-373.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 97-105

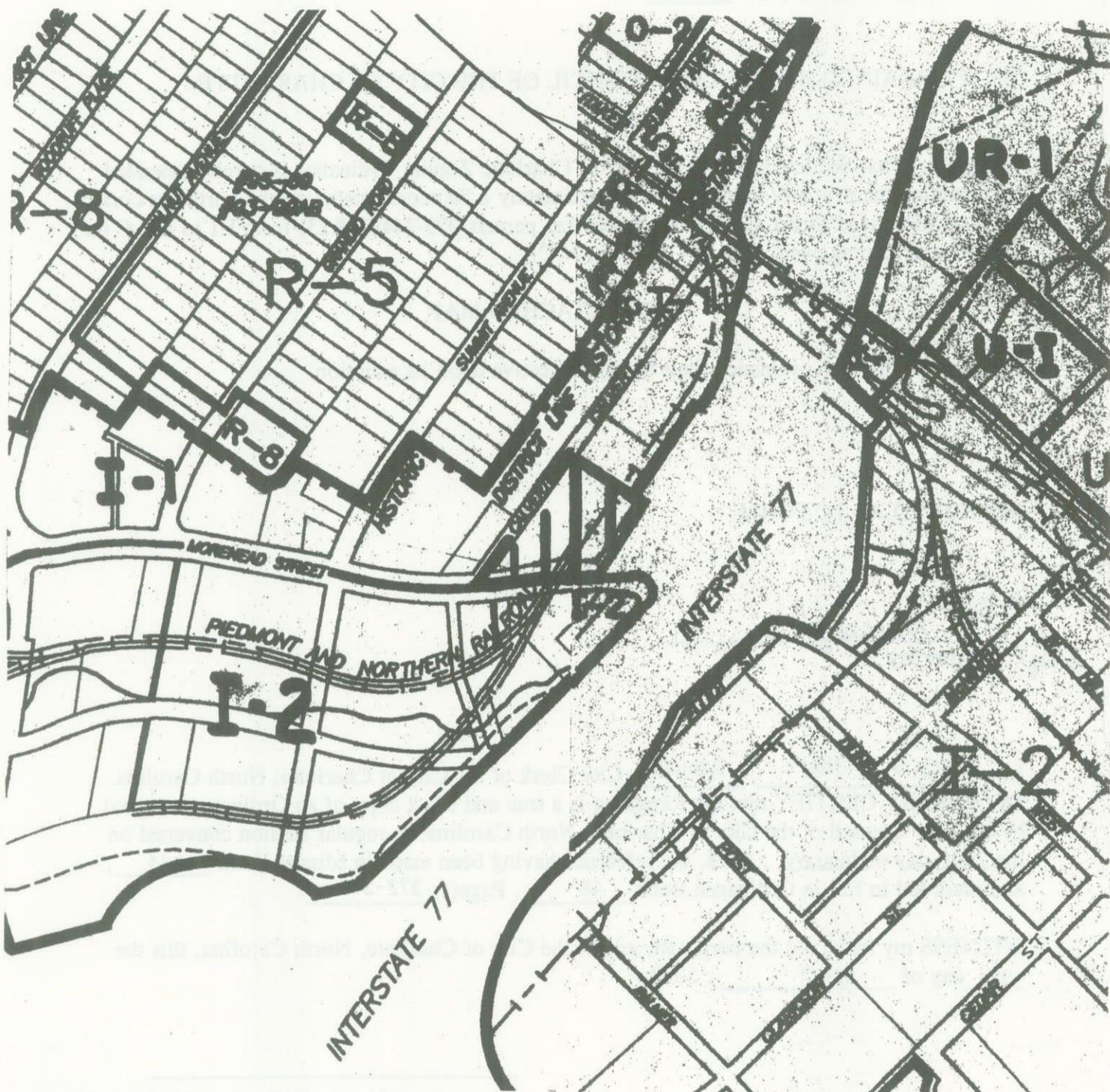
Petitioner: 1230 West Morehead, L.L.C.

Hearing Date: December 15, 1997

Zoning Classification (Existing): I-1

Zoning Classification (Requested): UR-C

Location: Approximately 1.56 acres located on the northeast corner of West Morehead Street and Calvert Street.



Zoning Map #(s): 102 & 103

Scale: 1" = 400'

CITY OF CHARLOTTE  
ORDINANCE NO. 918-1

APPROVED BY CITY COUNCIL

DATE JANUARY 20, 1998

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 3.2 acres bounded by Latta Street, August Street, Cummings Street, and Coker Street; and

WHEREAS, the petition for rezoning for a parallel conditional use district as provided 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

**This page not used**

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6, Part 1 and a public hearing was held on December 12, 1997; and

WHEREAS, in the passage of the 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 1.04 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12M4 to R-22M4(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-

CITY CD

Petition No. 97-106  
Volunteers of America of the Carolinas

ORDINANCE NO. 979-Z

**APPROVED BY CITY COUNCIL**

**DATE JANUARY 20, 1998**

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 3.2 acres bounded by LaSalle Street, Augusta Street, Cummings Street, and Custer Street; and

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 15, 1997; 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-12MF to R-22MF(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:

W. Michael Jr  
City Attorney

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 20th day of January, 1998, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 375-377A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of April, 1998.

\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 97-106  
Volunteers of America of the Carolinas

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Volunteers of America of the Carolinas and successors-in-interest of the property described as all of block 38 on tax map 075 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-22MF(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.

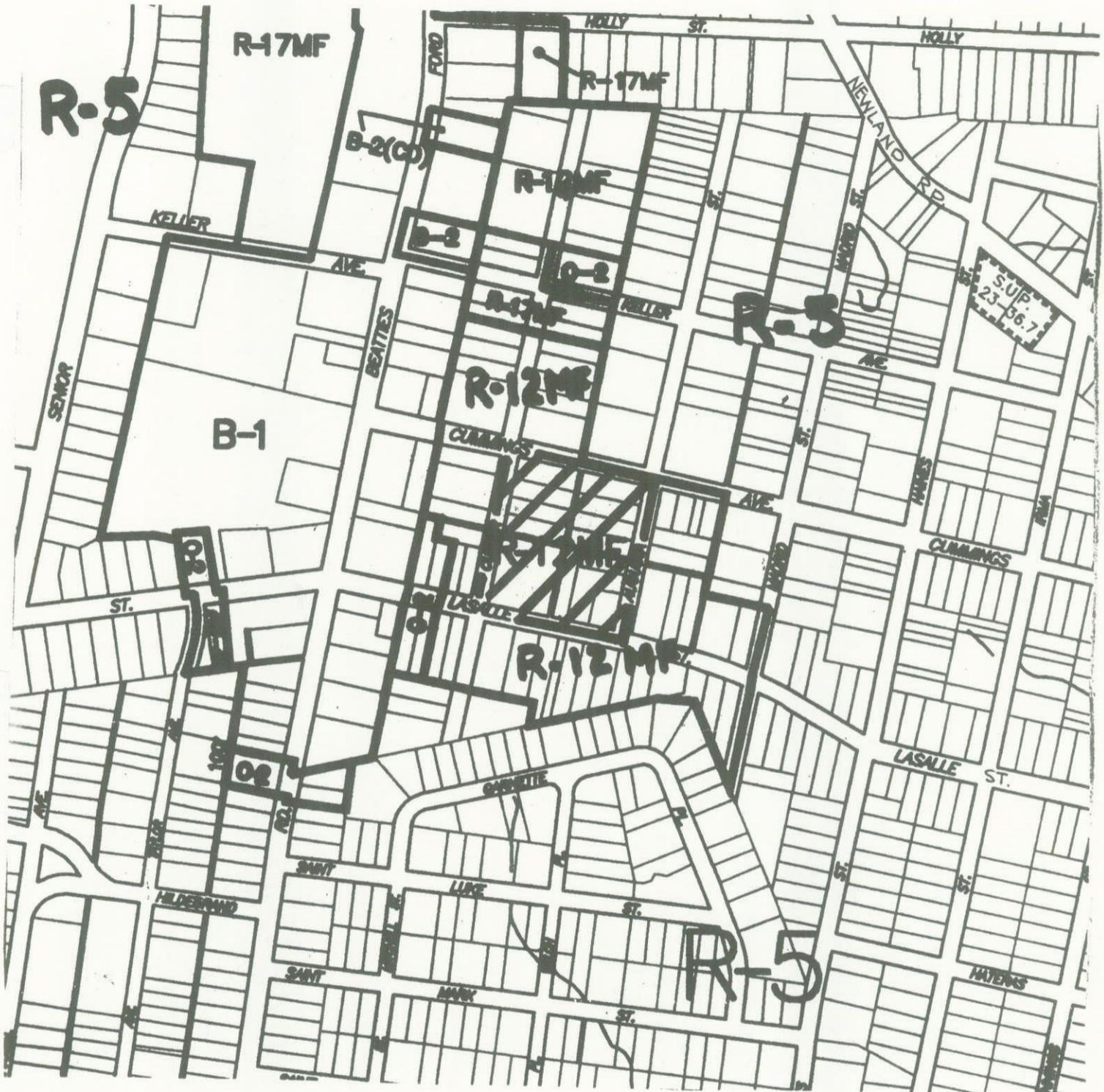
Petitioner: Volunteers of America of the Carolinas

Hearing Date: December 15, 1997

Zoning Classification (Existing): R-12MF

Zoning Classification (Requested): R-22MF(CD)

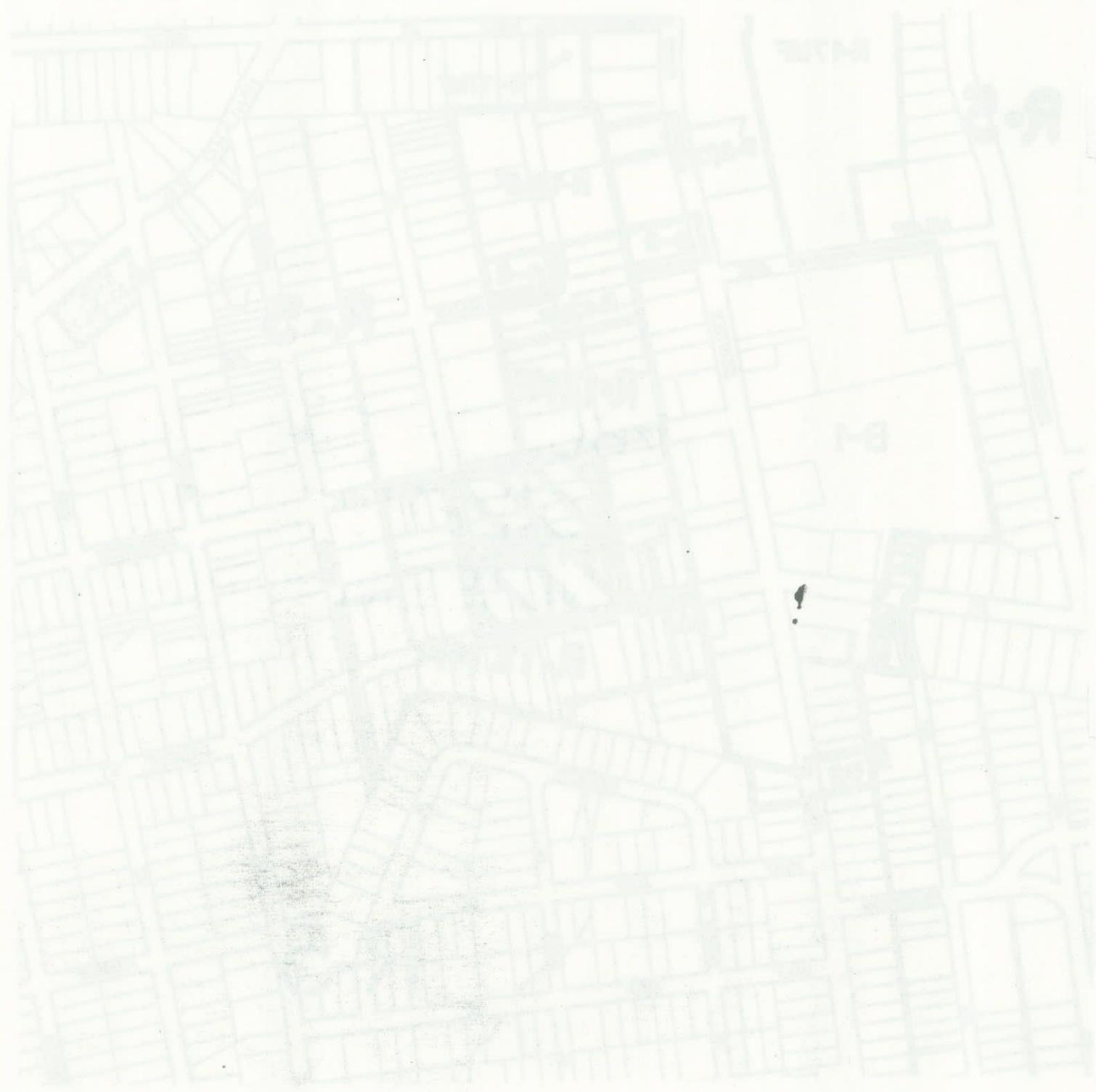
Location: Approximately 3.2 acres bounded by LaSalle Street, Augusta Street, Cummings Street, and Custer Street.



Zoning Map #(s): 79

Scale: 1" = 400'

Location: Approximately 1/2 mile south of Laidlaw Street, August Street, Columbia Street, and Cedar Street.  
Zoning Classification (Map): R-2 (MHC)  
Zoning Classification (Text): R-12 (MHC)  
Issued Date: December 12, 1997  
Position: Volume of Annex of the City of  
Section 2-27-100  
Project Book 88, Page 277A



Scale: 1" = 400'

Zoning Map No. 79