

APPROVED BY CITY COUNCIL
DATE January 23, 1995

CITY CD

Petition No. 93-10
Delcena C. Knox

ORDINANCE NO. 205-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .55 acres located on the southeasterly side of South Hoskins Road north of Glenwood 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 denial 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 5, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-5 to R-22MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

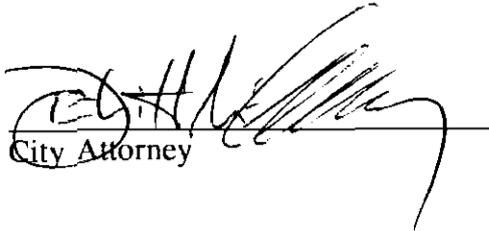
SEE ATTACHED

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:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 144-146.


City Clerk

January 23, 1995

Ordinance Book 46, Page 146

Petition #: 93-10

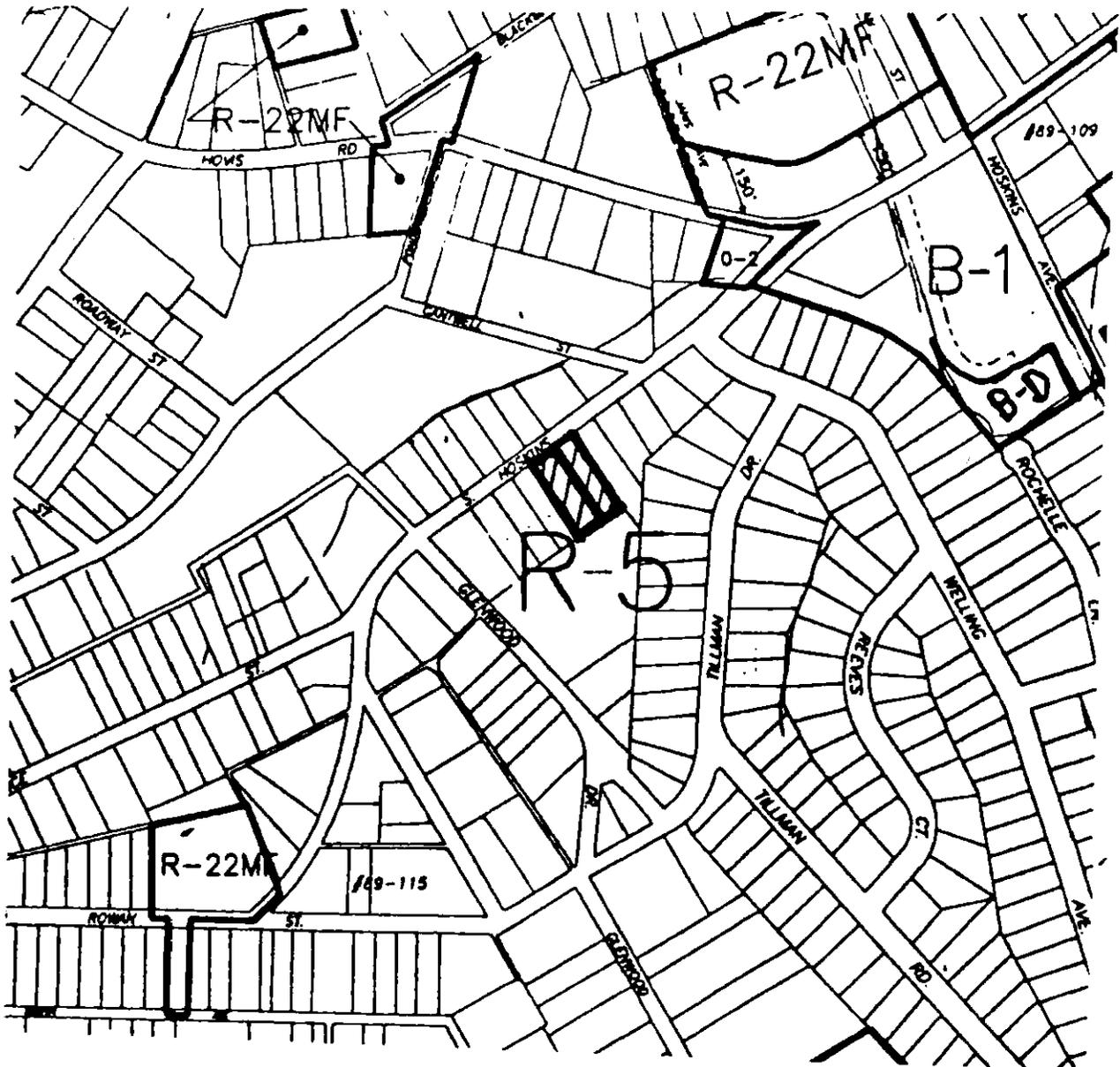
Petitioner: Delcena C. Knox

Hearing Date: September 19, 1994

Zoning Classification (Existing): R-5

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

Location: Approximately 0.55 acres located on the southeasterly side of South Hoskins Road north of Glenwood Drive.



Zoning Map #(c) 80

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

REVISED AUGUST 30, 1994

| | |
|------------------------|--------------|
| Petition #: | 93-10 |
| Date Filed: | July 5, 1994 |
| Received By: | T. J. James |
| OFFICE USE ONLY | |

OWNERSHIP INFORMATION:

Property Owner: DELGENIA C. KNOX

Owner's Address: 829 HESPERUS ROAD, CHARLOTTE, N.C. 28216

Date Property Acquired: APRIL 17, 1990

Tax Parcel Number(s): 063-025-22 + 063-025-21

LOCATION OF PROPERTY (Address or Description):

621 SOUTH HOSKINS ROAD + 615 S. Hoskins

1199.90 SQ.FT. BLDG. 1778

Size (Sq.Ft. or Acres): 0.55 ACRES Street Frontage (Ft.): 120 FT. BACK

Current Land Use: CHILD DAY CARE CENTER,

ZONING REQUEST:

Existing Zoning: R-5 Proposed Zoning: R-22 MF CONDITIONAL

Purpose of Zoning Change: TO INCREASE PUPIL CAPACITY TO 54 CHILDREN AS

ACCEPTED BY THE STATE OF NORTH CAROLINA..

JAMES M. GRAHAM III AND
LYNDA A. GRAHAM

Name of Agent

811 GREENLEAF AVE. CHARLOTTE, N.C. 28202

Agent's Address

(704) 331-0626

Telephone Number

DELGENIA C. KNOX

Name of Petitioner(s)

829 HESPERUS RD., CHARLOTTE, N.C. 28216

Address of Petitioner(s)

(704) 398-1758

Telephone Number

Signature of Property Owner
if other than Petitioner

Delcencia C. Knox

Signature

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY CD

Petition No. 94-87
Cynthia H. Knight

ORDINANCE NO. 207-2

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 1.266 acres located on the northeast corner of the intersection between Barrington Drive and View Way 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 October 19, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

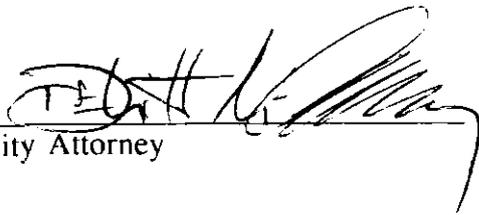
Section 3. That this ordinance shall become effective upon its adoption.

-continued-

Site Plan
Not recorded
as per an
Ordinance



APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 150-152A.



City Clerk

Petition #: 94-87

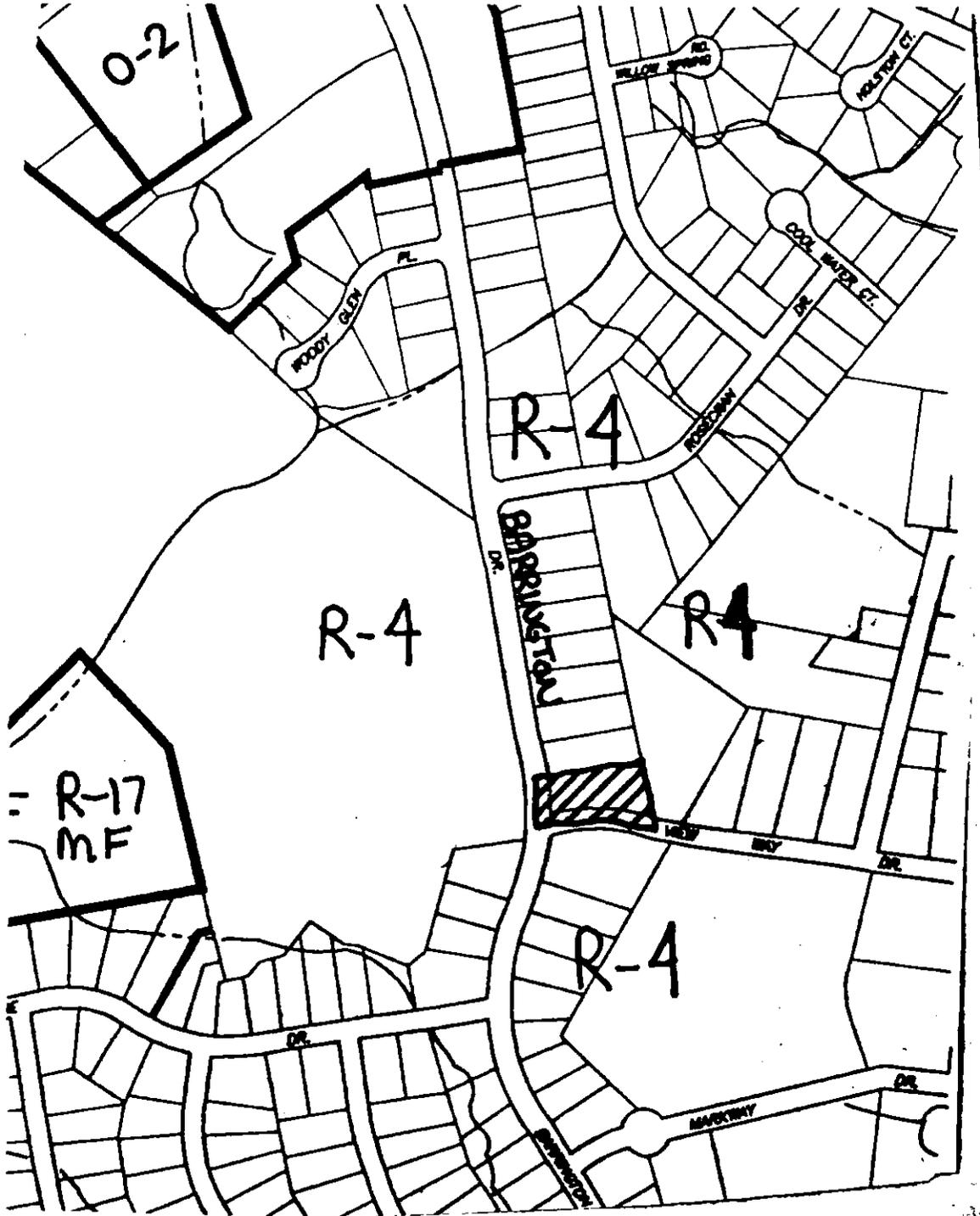
Petitioners: Cynthia H. Knight

Hearing Date: October 19, 1994

Zoning Classification (Existing): R-4

Zoning Classification (Requested): R-8MF^(C)

Location: Approximately 1.266 acres located on the northeast corner of the intersection between Barrington Drive and View Way Drive.



Zoning Map #(s): 90

Scale: 1" = 400'

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: 94-87
Date Filed: August 1, 1994
Received By: T. Jones
OFFICE USE ONLY



OWNERSHIP INFORMATION

Property Owner: VIVIAN A. HARSHAW

Owner's Address: 6521 Barrington Drive, Charlotte, NC 28215

Date Property Acquired: August 27, 1987

Tax Parcel Number(s): # 10705111

LOCATION OF PROPERTY (Address or Description): 6521 Barrington Drive, Charlotte, NC 28215

Size (Sq.Ft. or Acres): 1,266 Street Frontage (Ft.): 85.66

Current Land Use: 0100

ZONING REQUEST:

Existing Zoning: R4-(Single-Family) Proposed Zoning: R-8 (Multi-Family)

R-8MF

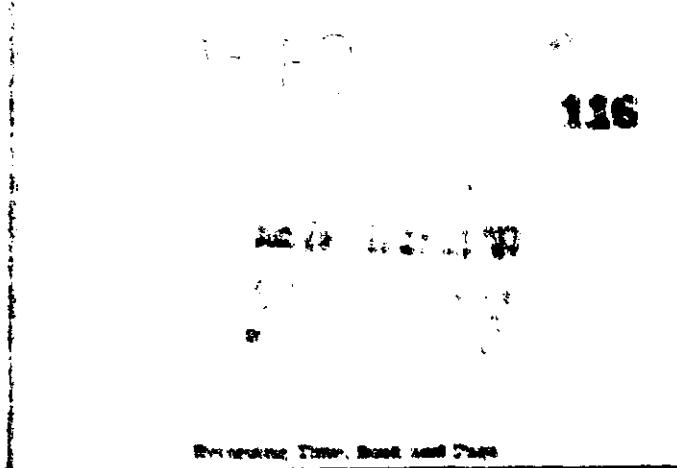
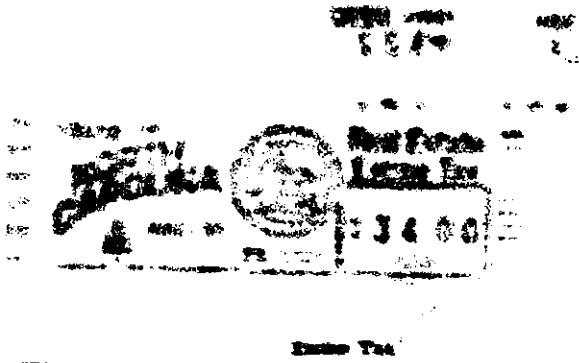
Purpose of Zoning Change: The overall objective is to provide a good relationship with existing clients and maintain a residential character. Therefore a proposal is made to increase the number of clients to be allowed under the proposed zoning, Multi-Family. However, the Multi-Family zoning would be to entertain a conditional rezoning in the near future.

John Crockett
SIR CORP. FINANCIAL GROUP
Name of Agent
P.O. Box 31541, Charlotte, NC 28231
Agent's Address
704-376-3092
Telephone Number

CYNTHIA H. KNIGHT
Name of Petitioner(s)
6521 Barrington Drive, Charlotte, 28215
Address of Petitioner(s)
704-563-7112
Telephone Number

Signature of Property Owner
if other than Petitioner

Cynthia H. Knight
Signature



Tax Lot No. Parcel Identifier No. :07-051-11

Fulfilled by County on the day of , 19

by STRIPS 30.04
FEE 6.50
CASH 40.50
28204 40.50

Mail after recording to J. RICHARD MCINTYRE, JR., ATTORNEY
SUITE 228, 101 N. McDOWELL STREET, CHARLOTTE, NC 28204

Instrument was prepared by J. RICHARD MCINTYRE, JR., ATTORNEY

Description for the Index **Lot 1, Block 8, Hope Valley**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of August, 19 87, by and between

GRANTOR

GRANTEE

RAY ALLEN HILTON and wife,
BETH HILTON

VIVIAN A. HARSHAW

6521 Barrington Dr.
Charlotte, NC 28215

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 1 in Block 8 of the Subdivision known as HOPE VALLEY, Section 2-D as shown on map thereof recorded in the Mecklenburg Public Registry in Map Book 15, Page 33, reference to said map being hereby made for a more particular description.

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-91
Richard M. Mitchell, Trustee for Anderson
Press, Inc.

ORDINANCE NO. 208-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

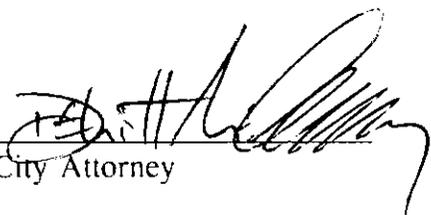
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-4 and B-1 to B-D on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

—

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 ~~XXXXXX~~ and recorded in full in Ordinance Book 46, Page(s) 153-155.



City Clerk

January 23, 1995

Ordinance Book 46, Page 154

Petition #: 94-91

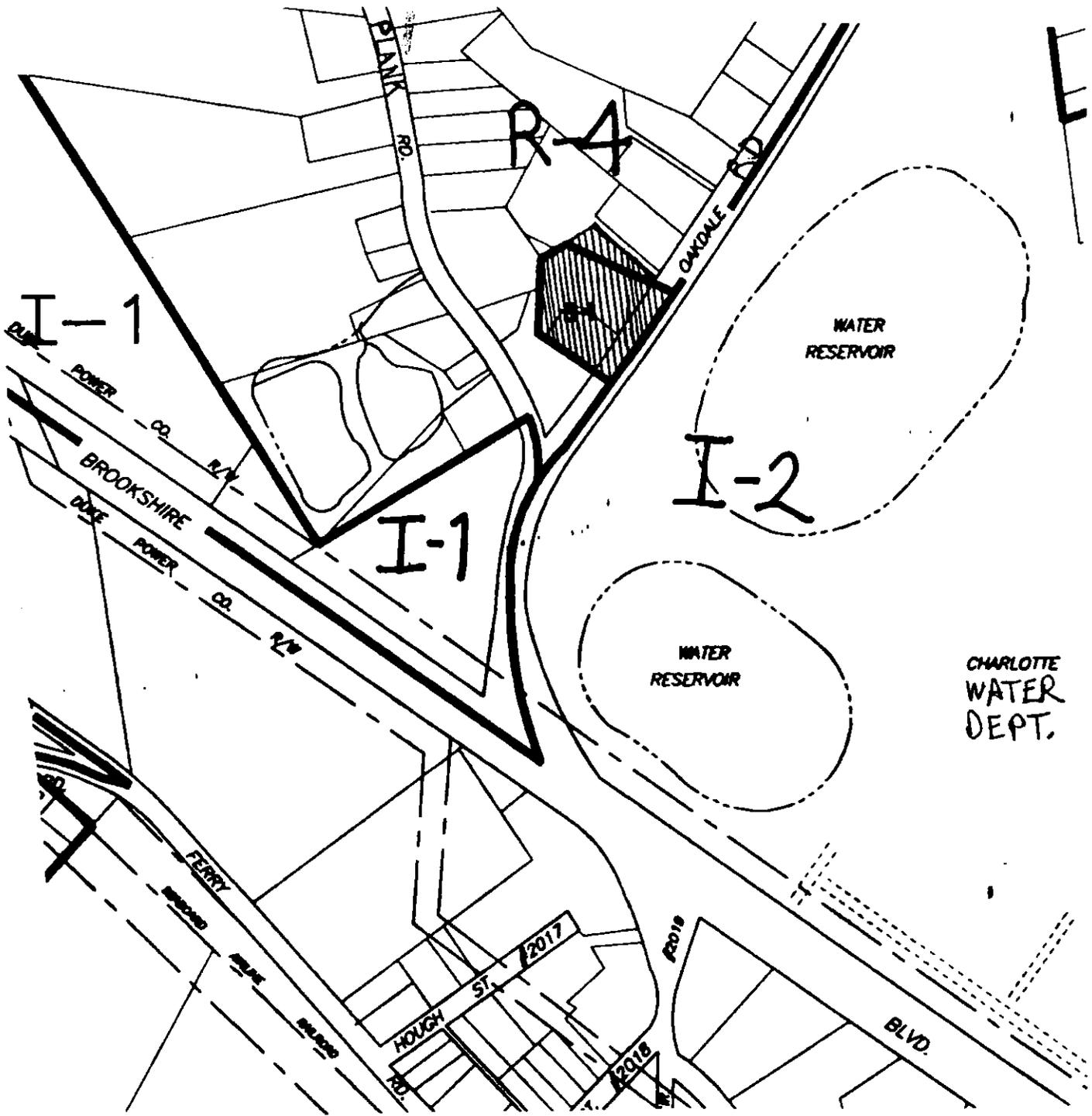
Petitioner: Richard M. Mitchell, Trustee for Anderson Press, Inc.

Hearing Date: November 21, 1994

Zoning Classification (Existing): R-4 and B-1

Zoning Classification (Requested): B-D

Location: Approximately 1.76 acres located on the west side of Oakdale Road north of Plank Road.



Zoning Map #(s): 68

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

STAFF REVIEW: TUESDAY OCTOBER 4
@ 9:00 AM

| | |
|------------------------|-------------------|
| Petition #: | 94-91 |
| Date Filed: | September 6, 1994 |
| Received By: | [Signature] |
| OFFICE USE ONLY | |

OWNERSHIP INFORMATION:

Property Owner: Richard M. Mitchell, Trustee for [Redacted]
Anderson Press, Inc.

Owner's Address: 1800 The Carillon, 227 W. Trade Street, Charlotte, NC 28202

Date Property Acquired: 04/09/1987; 03/20/1974; 06/06/1984

Tax Parcel Number(s): 035-031-12; 035-031-22; 035-031-13 (Portion)

LOCATION OF PROPERTY (Address or Description): Northwest side of Oakdale Road
(across from water treatment plant) northeast of Plank Road.

Size (Sq.Ft. or Acres): 1.763 acres Street Frontage (Ft.): 315.5' on Oakdale Road

Current Land Use: Vacant commercial buildings and parking area.

ZONING REQUEST:

Existing Zoning: R-4 & B-1 Proposed Zoning: B-D (Distributive Business)

WHAT ABOUT BUFFERS?

Purpose of Zoning Change: To allow the occupation of an existing facility, previously used
as a printing plant, in keeping with the building design and property arrangement.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680
Telephone Number

Signature of Property Owner
if other than Petitioner

Richard M. Mitchell, Trustee for [Redacted]
Name of Petitioner(s) [Redacted] Anderson Press,
Inc.
1800 The Carillon, 227 W. Trade Street
Address of Petitioner(s) Charlotte, NC 28202
376-6574
Telephone Number

Signature

[Signature]

199-111

**BOUNDARY DESCRIPTION
ANDERSON PRESS, INC.
B-1 TO B-D**

BEGINNING at a point in the northwesterly right-of-way line of Oakdale Road said point being the northeasterly corner of a tract of land described in Deed Book 6070, Page 58 of the Mecklenburg Public Registry and running thence N. 55-55-30 W. 173.42 feet; thence N. 02-12-30 E. 194.48 feet; thence N. 59-07-30 E. 84.92 feet; thence N. 48-37-30 E. 97.67 feet; thence S. 51-16-00 E. 224.58 feet to the northwesterly right-of-way line of Oakdale Road; thence with said right-of-way S. 35-33-23 W. 318.50 feet to the point of BEGINNING and containing approximately 1.763 acres.

Petition No. 94-92
Katherine S. Hodges(Et Al), c/o Southern
Real Estate

ORDINANCE NO. 209-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

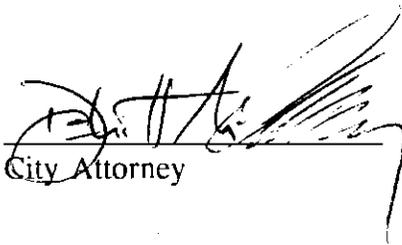
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-1 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

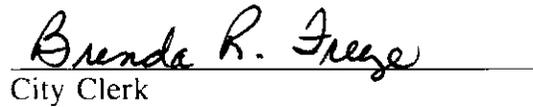
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 ~~XXXXXXXXXXXX~~ and recorded in full in Ordinance Book 46, Page Page(s) 156-157.



City Clerk

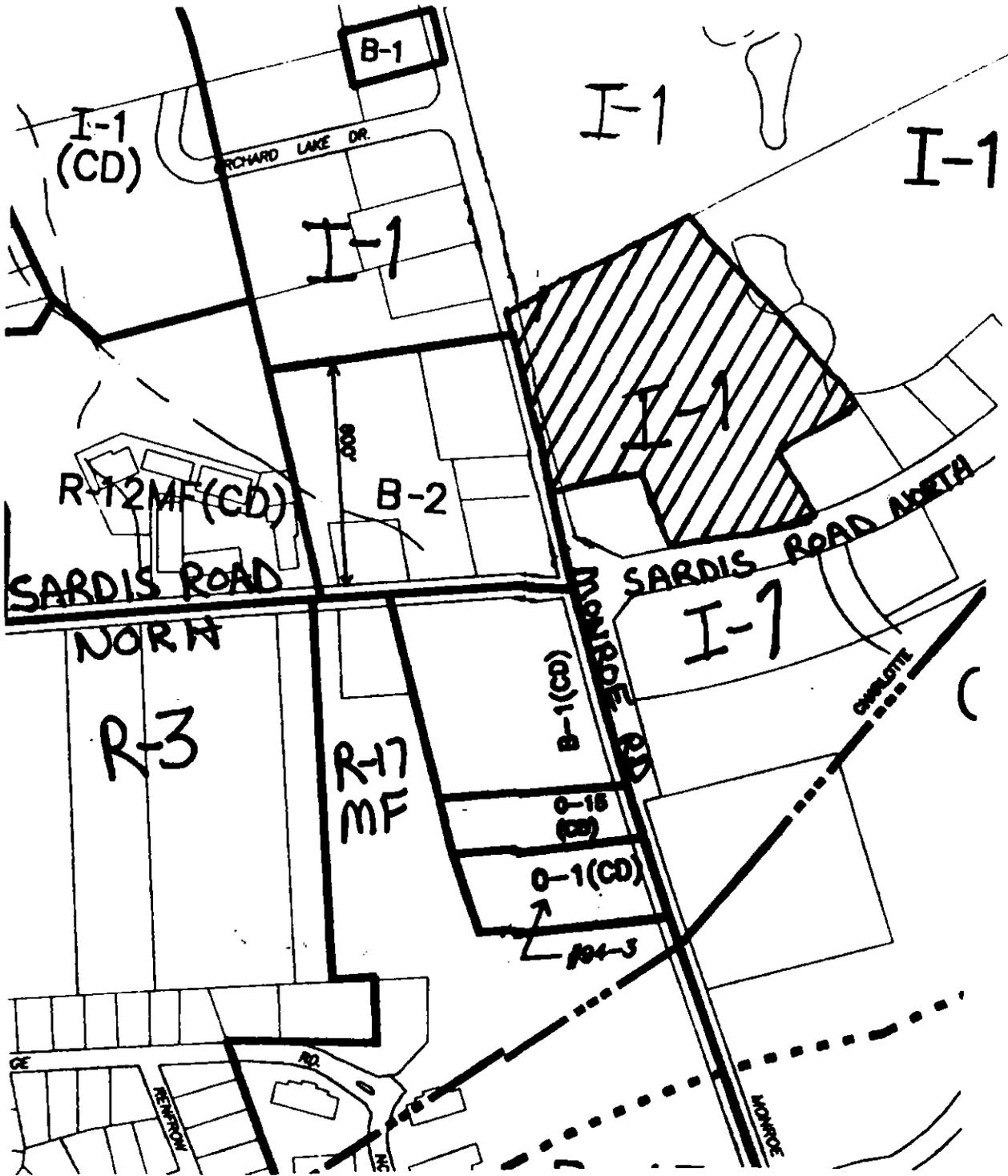
Petitioner: Katherine S. Hodges(Et Al), c/o Southern Real Estate

Hearing Date: November 21, 1994

Zoning Classification (Existing): I-1

Zoning Classification (Requested): B-2

Location: Approximately 10.336 acres located on the northeast corner of the intersection between Sardis Road North and Monroe Road.



Zoning Map #(s): 144, 145

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

| | |
|------------------------|--------------------------|
| Petition #: | <u>94-92</u> |
| Date Filed: | <u>September 6, 1994</u> |
| Received By: | <u>L. Rose</u> |
| OFFICE USE ONLY | |

OWNERSHIP INFORMATION:

Property Owner: KATHERINE S. HODGES (ET AL) C/O SOUTHERN REAL ESTATE
Owner's Address: 2550 Nations Bank Plaza, Charlotte, NC 28280
Date Property Acquired: May 27, 1993
Tax Parcel Number(s): 193-102-08; 193-102-06

LOCATION OF PROPERTY (Address or Description): Northwesterly quadrant of Monroe
Road and Sardis Road North intersection.
Size (Sq.Ft. or Acres): 10.336 acres Street Frontage (Ft.): 500.76' on Monroe Road
402.91' on Sardis Rd. N.
Current Land Use: Shopping Center

ZONING REQUEST:

Existing Zoning: I-1 Proposed Zoning: B-2
Purpose of Zoning Change: To allow a minor expansion of the shopping center which now exists
on the site.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680 376-5715
Telephone Number Fax Number
Signature of Property Owner
if other than Petitioner

Katherine S. Hodges (Et Al)
c/o Southern Real Estate
Name of Petitioner(s)
2550 Nations Bank Plaza, Charlotte, NC 28280
Address of Petitioner(s)
375-1000 375-2384
Telephone Number Fax Number
[Signature]
Signature Mr. Louis L. Rose, Jr., Agent
Southern Real Estate

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-93
East West Partners Management Company

ORDINANCE NO. 210-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

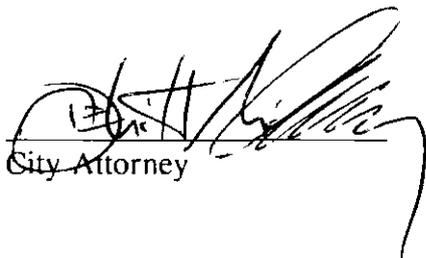
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-3 to R-5 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

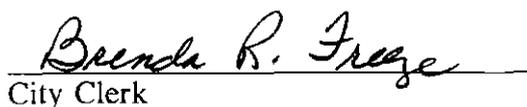
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 ~~XXXXXXXXXXXX~~ and recorded in full in Ordinance Book 46, Page(s) 158-159.



City Clerk

APPROVED BY CITY COUNCIL

DATE

January 23, 1995

CITY CD

Petition No. 94-95
Ray E. Hollowell, Jr.

ORDINANCE NO. 211-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 12.8 acres located on the north side of Little Avenue east of Walsh Boulevard; 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 5, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-1 to O-2(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

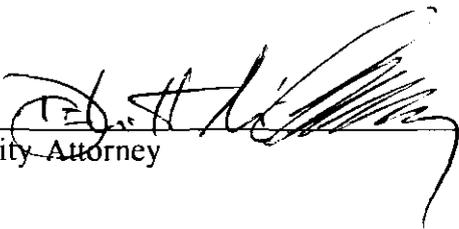
SEE ATTACHED

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

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

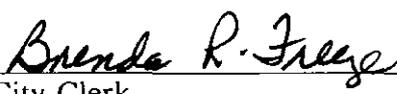
-continued-

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 160-163.



City Clerk

January 23, 1995

Ordinance Book 46, Page 162

Petition #: 94-95

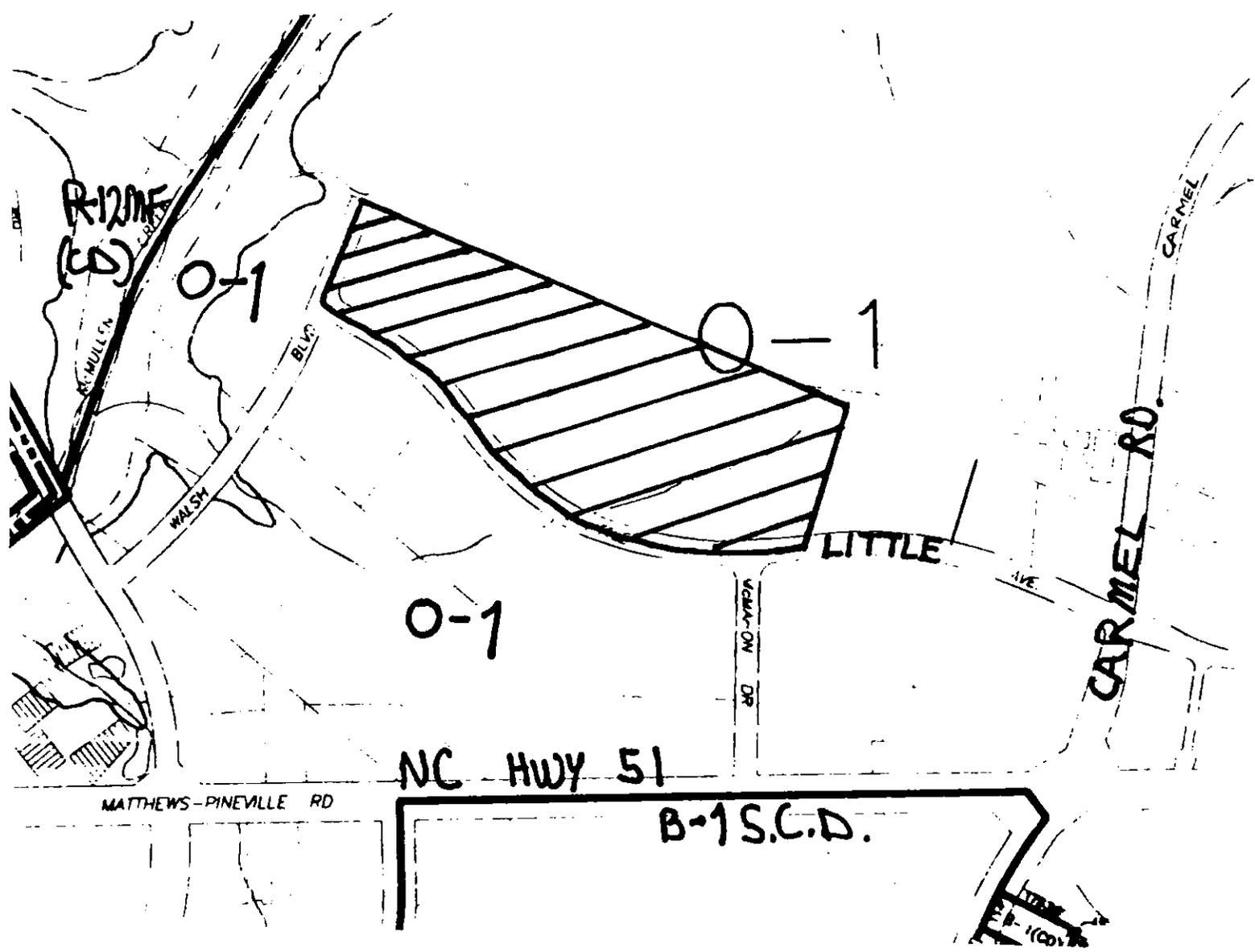
Petitioner: Ray E. Hollowell, Jr.

Hearing Date: November 21, 1994

Zoning Classification (Existing): O-1

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

Location: Approximately 12.8 acres located on the north side of Little Avenue east of Walsh Boulevard.



Zoning Map #(s): 167

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 94-95
Date Filed: September 6, 1994
Received By: T. M. [Signature]
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Ray E. Hollowell, Jr.
P. O. Box 1411
Owner's Address: Manteo, NC 27954

Date Property Acquired: February 21, 1990

Tax Parcel Number(s): 209-241-08, ~~209-243-01~~⁴⁶

LOCATION OF PROPERTY (Address or Description): ^{NORTH SIDE⁴⁶} ~~Both sides~~ of Little Avenue
between McMahan Drive and Walsh Boulevard

Size (Sq.Ft. or Acres): ^{12.84} ~~20.0~~ acres ± Street Frontage (Ft.): 1,397.57' ⁴⁶ North side-Little
~~865.90' South side-Little~~

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: 0-1 Proposed Zoning: 0-2(CD)

Purpose of Zoning Change: To allow an increase in possible apartment density in
recognition of the property location between office uses and other potential multi-
family.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680
Telephone Number

Signature of Property Owner
if other than Petitioner

Mr. Ray E. Hollowell, Jr.
Name of Petitioner(s)
P. O. Box 1411, Manteo, NC 27954
Address of Petitioner(s)
(919) 473-2188
Telephone Number
[Signature]
Signature

**BOUNDARY DESCRIPTION
RAY E. HOLLOWELL, JR.
O-1 TO O-2(CD)**

BEGINNING at the intersection of the easterly right-of-way line of Walsh Boulevard and the northerly right-of-way line of Little Avenue and running thence with said right-of-way of Walsh Boulevard N. 23-06-46 E. 249.94 feet; thence S. 66-50-23 E. 304.10 feet; thence S. 66-52-30 E. 360.75 feet; thence S. 66-51-41 E. 247.08 feet; thence S. 66-50-43 E. 328.00 feet; thence S. 66-54-18 E. 48.37 feet; thence S. 13-39-09 W. 365.89 feet to a point in the northerly right-of-way line of Little Avenue; thence with said right-of-way five (5) courses as follows: (1) S. 83-06-24 W. 99.33 feet; (2) with the arc of a circular curve to the right having a radius of 788.93 feet an arc distance of 826.01 feet; (3) N. 36-54-18 W. 102.57 feet; (4) with the arc of a circular curve to the left having a radius of 743.71 feet an arc distance of 369.69 feet; (5) with the arc of a circular curve to the right having a radius of 20.0 feet an arc distance of 29.43 feet to the point of BEGINNING and containing 12.8 acres more or less.

APPROVED BY CITY COUNCIL
DATE January 23, 1995

CITY CD

Petition No. 94-96
T.P.T., Inc.

ORDINANCE NO. 212-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 17.661 acres located on the south side of Tipton Drive west of Statesville Avenue; 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 5, 1994; 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-D(CD) to I-1(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

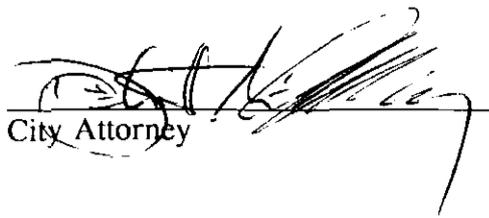
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 164-167.



City Clerk

Petition #: 94-96

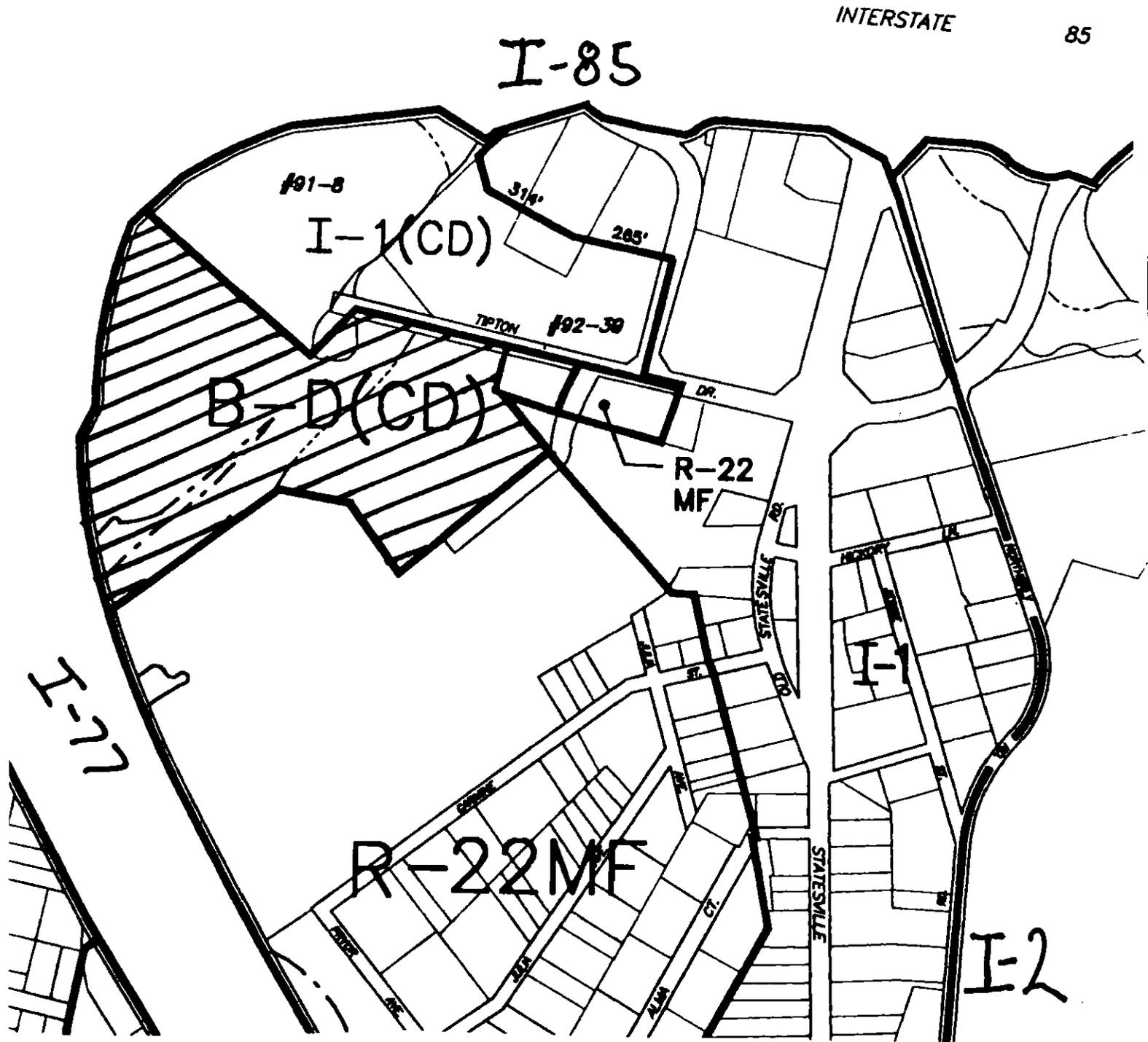
Petitioner: T.P.T., Inc.

Hearing Date: November 21, 1994

Zoning Classification (Existing): B-D(CD)

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

Location: Approximately 17.661 acres located on the south side of Tipton Drive west of Statesville Avenue.



Zoning Map #(s): 79

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

| | |
|------------------------|---------------------------|
| Petition #: | <u>94-96</u> |
| Date Filed: | <u>September 19, 1994</u> |
| Received By: | <u>T. Harris</u> |
| OFFICE USE ONLY | |

OWNERSHIP INFORMATION:

Property Owner: T.P.T., Inc.
Owner's Address: 429 Canvasback ~~Trait~~ ROAD, Mooresville, N.C. 28115
Date Property Acquired: Property has been in the Templeton family since the 1940's.
Tax Parcel Number(s): 077-031-01

LOCATION OF PROPERTY (Address or Description): West end of Tipton Drive
near the intersection of I-77 and I-85.

Size (Sq.Ft. or Acres): 17.661 Acres Street Frontage (Ft.): 1951.41 Feet
Current Land Use: Undeveloped

ZONING REQUEST:

Existing Zoning: B-D (CD) Proposed Zoning: I-1 (CD)
Purpose of Zoning Change: Expand permitted uses.

ColeJenest
Name of Agent
119 East Seventh St., Suite 2C
Charlotte, N.C. 28202
Agent's Address
704/376-1555
Telephone Number

Signature of Property Owner
if other than Petitioner

T.P.T., Inc.
Name of Petitioner(s)
429 ~~1st~~ Canvasback ~~Trait~~ ROAD
Mooresville, N.C. 28115
Address of Petitioner(s)
704/664-3090
Telephone Number

✓ [Signature]
Signature

17-3

T.P.T., INC.

DESCRIPTION:

BEGINNING at an existing iron pin in the easterly margin of the Interstate Highway #77 right-of-way, said point being the westerly most corner of the Interchange Partners' property as described in Deed Book 6030, Page 943 of the Mecklenburg County Public Registry and furthermore being located S. 48-57-54 W., 122.68 feet along said right-of-way from an existing iron monument, and runs thence with the southerly line of Interchange Partners in two courses and distances as follows: 1) S. 48-21-59 E., 555.98 feet to a new iron pin; 2) N. 41-38-37 E., 140.26 feet to a new iron pin in the southerly margin of Tipton Drive (60-foot right-of-way) as shown on a plat for Interchange Partners recorded in Map Book 23, Page 650 of said Registry; thence in an easterly direction with the southerly margin of Tipton Drive in two courses and distances as follows: 1) with the arc of a circular curve to the right having a radius of 132.00 feet, and an arc distance of 26.54 feet (chord: N. 86-00-58 E., 26.49 feet to a new iron pin; 2) S. 77-00-50 E., 569.10 feet to a new iron pin; thence with a new line S. 17-39-44 W., 135.94 feet to a new iron pin, said point being the westerly corner of the Carolinas Automobile Supply House, Inc. property as described in Deed Book 5744, Page 777 of said Registry; thence with the Carolinas Automobile property S. 38-23-32 E., 143.76 feet to an existing iron pin, said point being the northerly most corner of the Charlotte Mecklenburg Board of Education property as described in Deed Book 2247, Page 46 of said Registry; thence with the northerly lines of the Board of Education property in four (4) courses and distances as follows: 1) S. 49-07-47 W., 542.41 feet to an existing iron pin; 2) N. 37-59-06 W., 249.95 feet to an existing iron pin; 3) N. 80-43-53 W., 195.07 feet to an existing iron pin; 4) S. 52-23-03 W., 603.82 feet to an existing concrete monument in the easterly margin of the right-of-way of Interstate Highway #77; thence with the margin of said right-of-way in a northerly direction in four (4) courses and distances as follows: 1) with the arc of a circular curve to the right having a radius of 1764.84 feet, an arc distance of 491.54 feet (chord: N. 08-40-21 W., 439.96 feet) to an existing concrete monument; 2) N. 29-38-27 E., 71.60 feet to an existing concrete monument; 3) with the arc of a circular curve to the right having a radius of 1729.81 feet, an arc distance of 561.23 feet (chord: N. 10-16-52 E., 558.83 feet) to an iron monument; 4) N. 43-43-44 E., 47.63 feet to the point and place of BEGINNING. Containing 17.661 acres or 769,286.93 square feet of land as shown on a survey for T.P.T., Inc. prepared by R.B. Pharr & Associates, P.A. dated June 10, 1994 and last revised July 29, 1994. (File #W-1065A)

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY CD

Petition No. 94-97
East Side Mario's Restaurants, Inc. and
Outback/Charlotte Joint Venture

ORDINANCE NO. 213-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 5.410 acres located at the southwest corner of the intersection between University City Boulevard (US Hwy 49) and East W.T. Harris Boulevard; 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 5, 1994, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-15(CD) to B-1(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

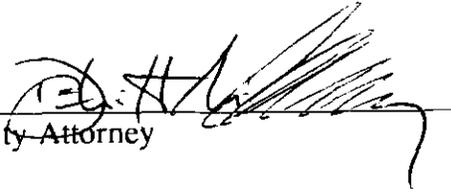
SEE ATTACHED

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

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

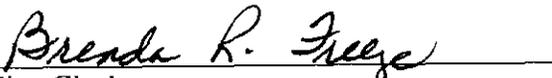
-continued-

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 168-170A.



City Clerk

EXHIBIT A - LEGAL DESCRIPTION

REZONING PETITION NO. 94-

Lying and being situated in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a concrete monument marking the intersection of the southeasterly margin of the right-of-way of University City Boulevard (N.C. Highway No. 49) (R/W varies) and the southwesterly margin of the right-of-way of East W. T. Harris Boulevard (R/W varies) and running thence with the southwesterly margin of the aforesaid right-of-way of East W. T. Harris Boulevard three (3) calls and distances as follows: (1) S 40-26-45 E 100.22 feet to a concrete monument; (2) S 63-05-06 E 161.19 feet to a concrete monument; and (3) in a southeasterly direction with the arc of a circular curve to the left, having a radius of 5,528.24 feet (chord bearing S 44-50-39 E and distance 533.97 feet), an arc distance of 534.18 feet to a point in the northwesterly margin of the right-of-way of Chancellor Park Drive; thence with the northwesterly and northerly margins of the right-of-way of Chancellor Park Drive five (5) calls and distances as follows: (1) in a southwesterly direction with the arc of a circular curve to the right, having a radius of 48.00 feet (chord bearing S 43-24-34 W and distance 9.29 feet), an arc distance of 9.30 feet to a point; (2) continuing in a southwesterly direction with the arc of a circular curve to the right, having a radius of 538.00 feet (chord bearing S 53-19-23 W and distance 80.46 feet), an arc distance of 81.23 feet to a point; (3) S 54-25-14 W 44.86 feet to a point; (4) in a southwesterly direction with the arc of a circular curve to the right, having a radius of 140.50 feet, an arc distance of 15.67 feet to a point; and (5) in a northwesterly direction with the arc of a circular curve to the right, having a radius of 543.00 feet (chord bearing N 87-05-48 W and distance 524.84 feet), an arc distance of 547.77 feet to a point; thence leaving the northerly margin of the aforesaid right-of-way of Chancellor Park Drive N 37-59-34 W 15.00 feet to a point; thence N 22-17-21 E 150.00 feet to a point; thence N 01-40-24 E 435.00 feet to a concrete monument, the point or place of beginning, containing 5.410 acres (235,674 square feet), all as shown on survey prepared by Jack R. Christian, NCRLS, dated August 6, 1990, reference to which survey is hereby made for a more particular description of the property.

January 23, 1995

Ordinance # 94-97, Page 170A

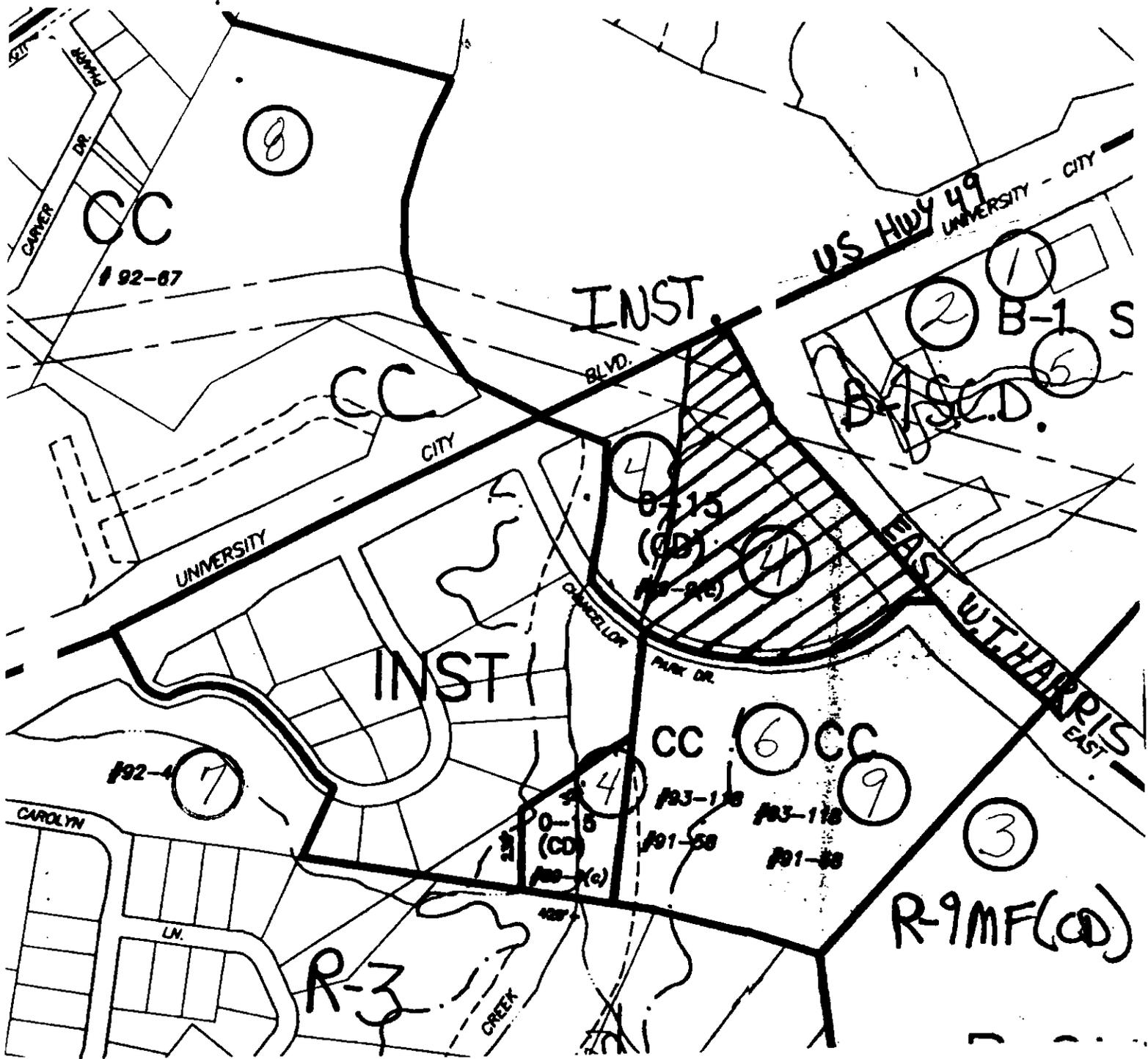
Petitioner: East Side Mario's Restaurants, Inc. and Outback/Charlotte Joint Venture

Hearing Date: November 21, 1994

Zoning Classification (Existing): O-15(CD)

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

Location: Approximately 5.410 acres located at the southwest corner of the intersection between University City Boulevard (US Hwy 49) and East W.T. Harris Boulevard.



Zoning Map #(s): 72

Scale: 1" = 400'

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

| | |
|-----------------|-------------------|
| Petition No. | 94-97 |
| Date Filed | September 6, 1994 |
| Received By | T. Marc |
| OFFICE USE ONLY | |

Ownership Information

Property Owner Chancellor Park Limited Partnership
 Owner's Address 125 Scaleybark Road, Charlotte, N. C. 28209
 Date Property Acquired November 30, 1989
 Tax Parcel Number 049-283-01

Location of Property (address or description) Chancellor Park Drive near its intersection with
W. T. Harris Boulevard (southwest quadrant)

Description of Property

Size (Sq. Ft.-Acres) 5.410± acres Street Frontage (ft.) Chancellor Park Drive 643 feet
W. T. Harris Blvd. 794 feet
 Current Land Use Vacant

Zoning Request

Existing Zoning 0-15 (CD) Requested Zoning B-1 (CD)
 Purpose of Zoning Change To accommodate up to 20,000 square feet of retail space.

Bailey Patrick, Jr.
 Name of Agent
227 W. Trade Street, Suite 2200
 Charlotte, N. C. 28202
 Agent's Address
(704) 372-1120
 Telephone Number

East Side Mario's Restaurants, Inc. and
Outback/Charlotte Joint Venture
 Name of Petitioner(s)
125 Scaleybark Rd., Charlotte 28209
 Address of Petitioner(s)
561-5267
 Telephone Number

East Side Mario's Restaurants, Inc.
 Outback/Charlotte Joint Venture
 Chancellor Park Limited Partnership, a North
 Carolina Limited Partnership
 By: Crosland Investors, Inc.,
General Partner

R. J. K.P. Mgr. of Assets Dev.
 Signature
James E. Merrifield
 Signature of Property Owner if Other Than Petitioner James E. Merrifield,
Vice President

CITY CD

Petition No. 94-98
Dexter and Birdie Yager Family Ltd.
Partnership

ORDINANCE NO. 214-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 6.6 acres located at the northwest corner of the intersection between Park South Drive and Woodbine 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 5, 1994; 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-8MF(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

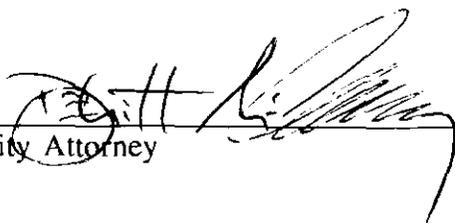
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 171-173.

City Clerk

LEGAL DESCRIPTION
94-98

BEGINNING at a point, said point being the southeasterly corner of tax parcel 171-252-07 as recorded in Deed Book 2678 at Page 150 of the Mecklenburg County Register of Deeds, running thence along the right-of-way of Woodbine Lane N 69-64-49 W 321.71 feet, thence N 21-04-15 E 166.39 feet, thence N 04-51-38 W 208.03 feet, thence N 81-29-43 E 8.27 feet, thence N 08-36-01 W 130.00 feet, thence along the right-of-way of Glenkirk Road N 62-32-05 E 39.96 feet, thence along the arc of a curve to the right having a radius of 30.00 feet and a length of 46.99 feet, thence along the arc of a reverse curve to the left having a radius of 65.00 feet and a length of 97.98 feet, thence along the arc of a curve having a radius of 65.00 feet and a length of 38.00 feet, thence N 32-27-47 E 92.00 feet to a point being a common corner of tax parcel 171-252-24 and tax parcel 171-252-23 (both recorded in the Mecklenburg County Register of Deeds), thence S 73-07-53 E 80.11 feet, thence N 65-55-47 E 86.00 feet, thence S 68-04-13 E 89.00 feet, N 36-29-56 E 21.44 feet, thence N 84-33-36 E 110.81 feet to the right -of-way along Park South Drive, thence S 25-01-43 W 293.76 feet, thence S 24-40-38 W 16.02 feet, thence S 25-16-44 W 84.24 feet, thence S 25-24-03 W 137.41 feet, thence S 25-51-31 W 62.12 feet, thence S 26-08-04 W 172.96 feet to the point of BEGINNING.

Petition #: 94-98

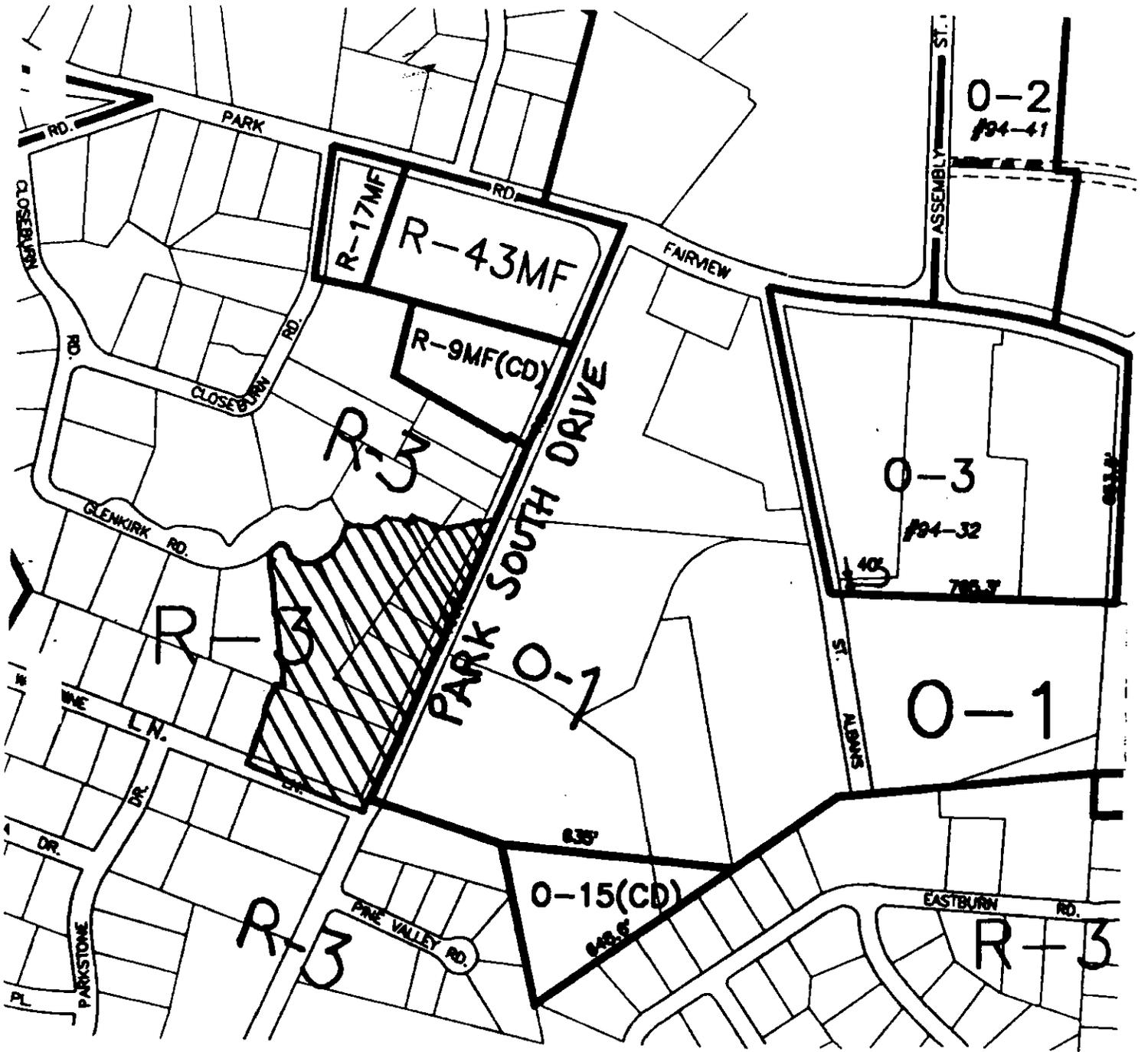
Petitioner: Dexter and Birdie Yager Family Ltd. Partnership

Hearing Date: November 21, 1994

Zoning Classification (Existing): R-3

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

Location: Approximately 6.6 acres located at the northwest corner of the intersection between Park South Drive and Woodbine Lane.



Zoning Map #(s): 135

Scale: 1" = 400'

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

| | |
|-----------------|-------------------|
| Petition No. | 94-98 |
| Date Filed | September 6, 1994 |
| Received By | T. Davis |
| OFFICE USE ONLY | |

Ownership Information

Property Owner Dexter and Birdie Yager Family Ltd. Partnership

Owner's Address P.O. Box 412080 Charlotte, N.C. 28241

Date Property Acquired _____

Tax Parcel Number 171-252-09, 40, 39, 24, 25, 07

Location of Property (address or description) Park South Drive

Description of Property

Size (Sq. Ft.-Acres) 6.6[±] acres Street Frontage (ft.) 355' [±] Woodbine Ln
810' [±] Park South Drive

Current Land Use four single family structures

Zoning Request

Existing Zoning R-3 Requested Zoning R-8MF(CD)

Purpose of Zoning Change to permit the development of 31 townhomes for sale at an overall density of 4.6 dwelling units/acre

Robert G. Young

Name of Agent 301 S. McDowell St. #606
Charlotte, N.C. 28204

Agent's Address 334-9157

Telephone Number _____

Dexter and Birdie Yager Family Ltd.

Name of Petitioner(s) Partnership
P.O. Box 412080 Charlotte, N.C. 28241

Address of Petitioner(s) 889-2500

Telephone Number _____

Birdie H. Yager

⊗ Dexter R. Yager Jr.
Signature

Signature of Property Owner
if Other Than Petitioner

APPROVED BY CITY COUNCIL
DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-99
Charlotte Mecklenburg Planning
Commission

ORDINANCE NO. 215-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

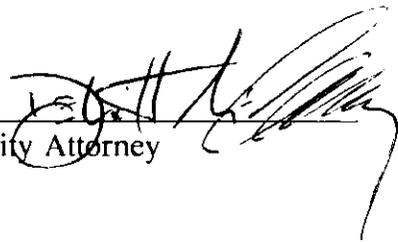
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from O-1 and B-2 to R-17MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

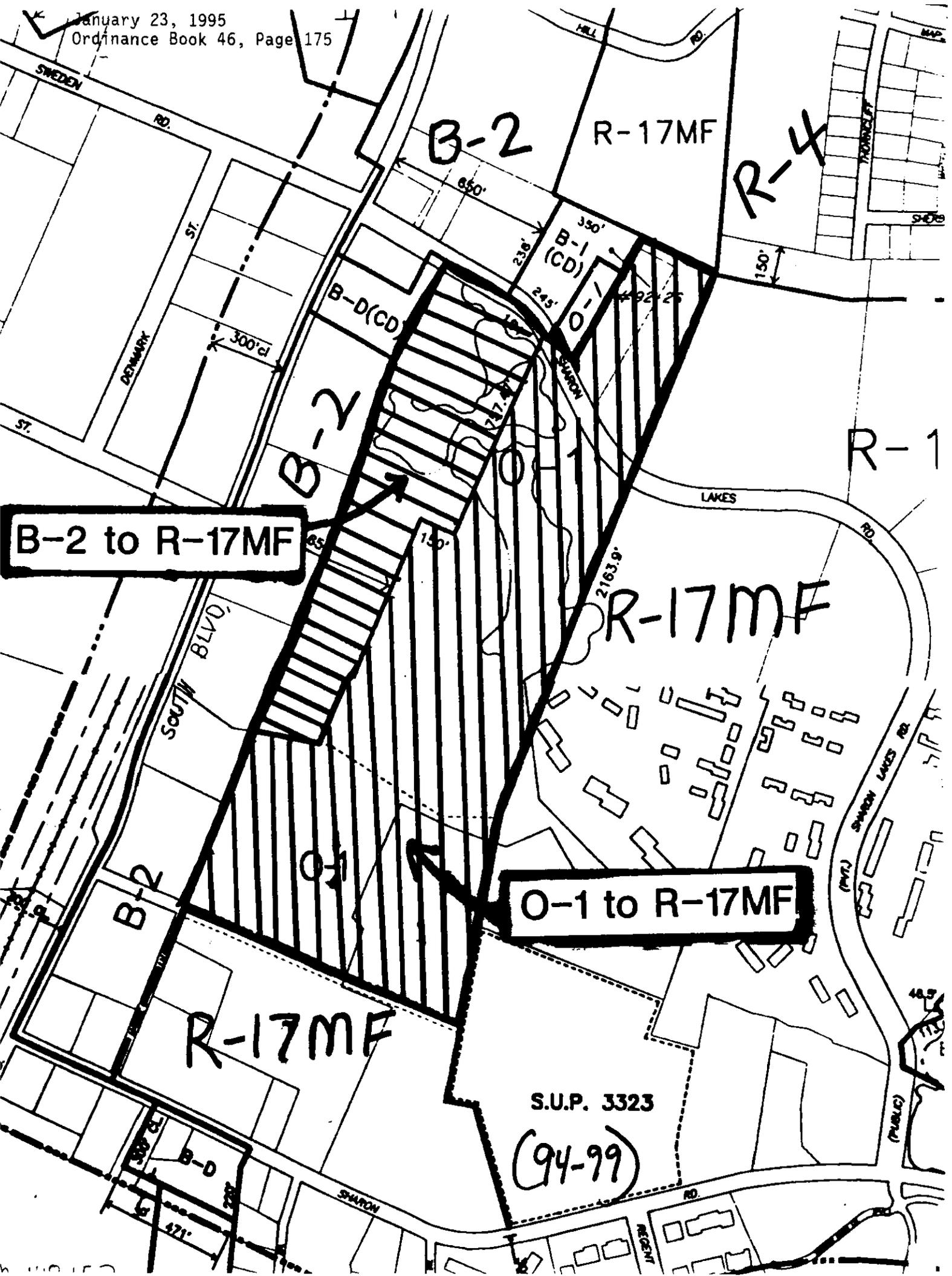
APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 ~~xxx page xxxxxx~~ and recorded in full in Ordinance Book 46, Page(s) 174-175.

City Clerk



B-2 to R-17MF

O-1 to R-17MF

S.U.P. 3323

(94-99)

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-100
Charlotte Mecklenburg Planning
Commission

ORDINANCE NO. 216-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

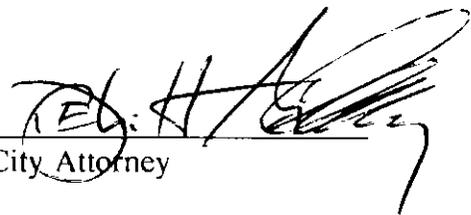
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from A.) I-2 to B-1 and B.)I-1 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

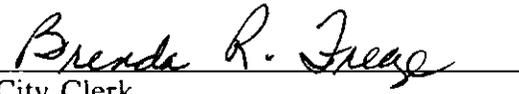
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

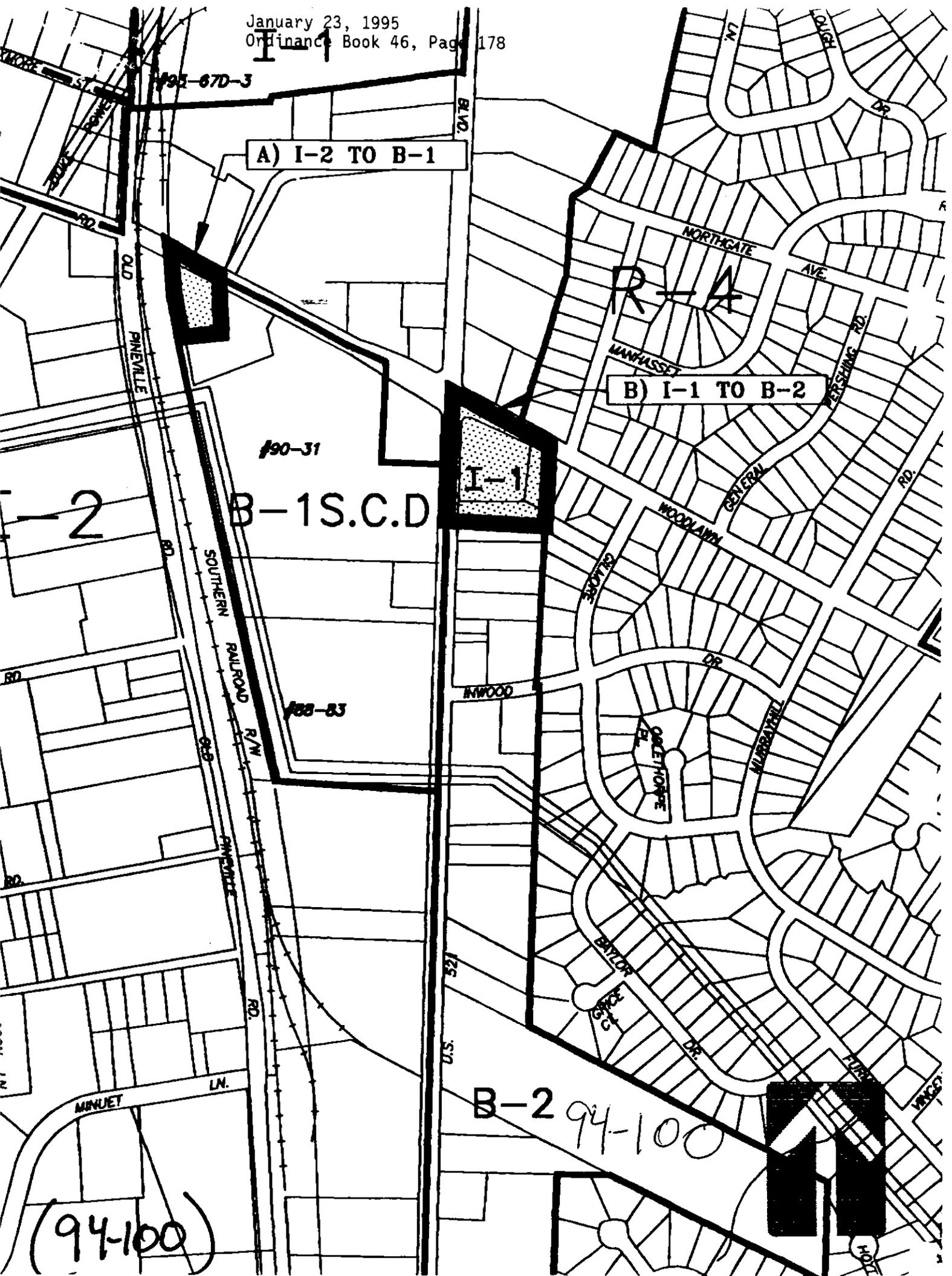


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 46 ~~XXXXXX~~ and recorded in full in Ordinance Book 46, Page(s) 177-178.



City Clerk



APPROVED BY CITY COUNCIL
DATE January 23, 1995

CITY CD

Petition No. 94-101
Carriage Club Ltd. Partnership

ORDINANCE NO. 217-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 43.91 acres located on the west side of Old Providence Road south of Providence 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 19, 1994; 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 with a Special Use Permit to Inst. (CD) with termination of the Special Use Permit on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

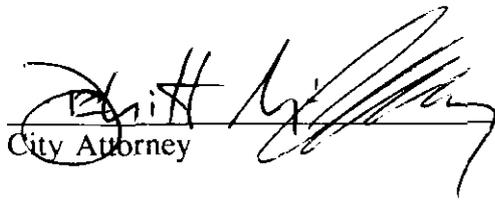
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 179-182A.

City Clerk

Petition #: 94-101

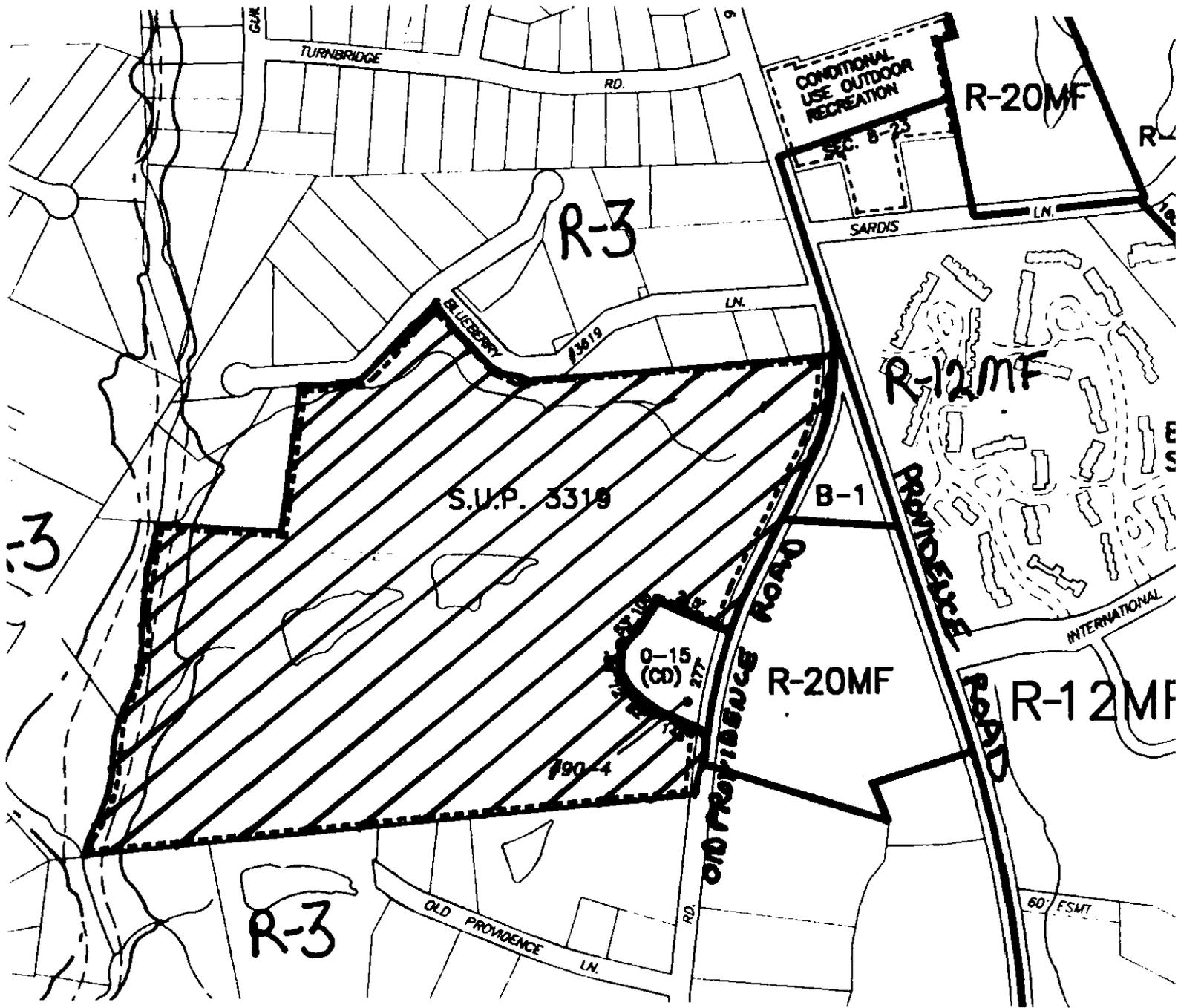
Petitioner: Carriage Club Ltd. Partnership

Hearing Date: December 19, 1994

Zoning Classification (Existing): R-3 with Special Use Permit

Zoning Classification (Requested): Inst.(CD) with termination of Special Use Permit

Location: Approximately 43.91 acres located on the west side of Old Providence Road south of Providence Road.



Zoning Map #(s): 146

Scale: 1" = 400'

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

STAFF REVIEW: TUESDAY, NOVEMBER 1ST
@ 10:00 A.M.

| | |
|-----------------|------------------------|
| Petition #: | <u>94-101</u> |
| Date Filed: | <u>October 3, 1994</u> |
| Received By: | <u>T. Thomas</u> |
| OFFICE USE ONLY | |

OWNERSHIP INFORMATION:

Property Owner: Carriage Club Ltd Partnership

Owner's Address: EMS P. O. Box 98309, Atlanta, GA 30359

Date Property Acquired: December 7, 1988

Tax Parcel Number(s): 187-251-20 (Portion)

LOCATION OF PROPERTY (Address or Description): 5730 Old Providence Road

(west side of Old Providence Road south of Providence Road)

Size (Sq.Ft. or Acres): 43.91 acres Street Frontage (Ft.): 954± on Old Providence

Current Land Use: Now occupied by Carriage House Retirement Community

ZONING REQUEST:

Existing Zoning: R-3 with Special Use Permit Proposed Zoning: Inst. (CD)

Purpose of Zoning Change: To allow conversion of existing assisted living beds to maximum of 42 nursing care beds and build new building to replace the assisted living beds

Fred E. Bryant
Name of Agent

1850 E. Third Street, Charlotte, NC 28204
Agent's Address

(704) 333-1680 (704) 376-5715
Telephone Number Fax Number

Signature of Property Owner
if other than Petitioner

Carriage Club Ltd Partnership
David Widener

2535 Tech Dr., Suite 216
Name of Petitioner(s) Address of Petitioner(s)
Bettendorf, Iowa 52722

(319) 332-5949
Telephone Number Fax Number

David Widener
Signature

9-10

**BOUNDARY DESCRIPTION
CARRIAGE CLUB LTD. PARTNERSHIP**

BEGINNING at a point in the westerly right-of-way line of Old Providence Road said point being the northeasterly corner of a parcel of land described in Deed Book 6484, Page 588 of the Mecklenburg Public Registry and running thence S. 84-57-40 W. 604.03 feet; thence S. 84-44-38 W. 170.15 feet; thence S. 84-52-13 W. 472.20 feet; thence S. 84-49-48 W. 368.06 feet to a point near the center of Swan Run Branch; thence, generally, with Swan Run Branch fifteen (15) courses as follows: (1) N. 22-04-41 E. 150.88 feet; (2) N. 08-49-03 E. 74.60 feet; (3) N. 15-29-29 E. 58.73 feet; (4) N. 20-55-03 E. 79.69 feet; (5) N. 12-53-54 W. 38.37 feet; (6) N. 19-06-20 E. 23.68 feet; (7) N. 53-51-21 E. 29.91 feet; (8) N. 12-20-00 E. 57.60 feet; (9) N. 12-20-00 E. 9.06 feet; (10) N. 17-02-08 E. 76.91 feet; (11) N. 01-08-29 W. 69.61 feet; (12) N. 20-58-16 E. 64.33 feet; (13) N. 05-58-51 E. 96.22 feet; (14) N. 13-24-24 E. 100.64 feet; (15) N. 18-21-30 E. 23.46 feet; thence S. 83-43-59 E. 344.67 feet; thence N. 07-26-20 E. 431.39 feet to a point in the centerline of Blueberry Lane; thence with said centerline ten (11) courses as follows: (1) N. 89-03-31 E. 116.60 feet; (2) N. 83-24-00 E. 24.05 feet; (3) N. 64-29-00 E. 34.15 feet; (4) N. 51-14-00 E. 25.28 feet; (5) N. 51-14-00 E. 28.77 feet; (6) N. 43-57-00 E. 161.85 feet; (7) N. 49-15-00 E. 42.15 feet; (8) N. 47-05-00 E. 11.55 feet; (9) S. 42-20-00 E. 274.48 feet; (10) S. 62-20-00 E. 73.58 feet; (11) N. 88-13-50 E. 127.18 feet; thence N. 88-15-50 E. 313.84 feet; thence N. 88-12-18 E. 225.22 feet; thence N. 88-11-43 E. 109.65 feet; thence N. 88-11-24 E. 106.20 feet to a point in the right-of-way of Old Providence Road; thence with a line within the right-of-way of Old Providence Road; S. 19-18-33 W. 201.33 feet to a point in the centerline of Old Providence Road; thence with said centerline two (2) courses as follows: (1) S. 28-02-55 W. 431.70 feet; (2) S. 28-02-55

W. 132.71 feet; thence N. 62-48-00 W. 215.25 feet; thence S. 35-34-00 W. 107.50 feet; thence S. 42-24-00 W. 53.33 feet; thence S. 10-30-00 W. 68.91 feet; thence S. 30-11-00 E. 71.83 feet; thence S. 43-45-00 E. 39.58 feet; thence S. 55-33-00 E. 42.41 feet; thence S. 65-36-00 E. 142.67 feet to a point in the centerline of Old Providence Road; thence with said centerline S. 06-31-09 W. 188.36; thence S. 84-57-46 W. 30.88 feet to the point of BEGINNING and containing 43.91 acres more or less.

APPROVED BY CITY COUNCIL

Petition No. 94-106

DATE January 23, 1995

Petitioner: Charlotte Mecklenburg Planning Commission

Ordinance No. 218

**AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE**

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

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

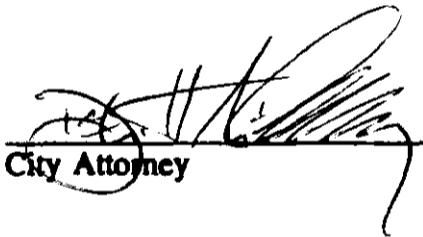
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 6.112 (Effect of denial of petition) by adding the following as the last sentence of subparagraph (1):

"Further, this Section shall not apply to rezoning petitions initiated by someone other than the property owner or authorized agent."

Section 2. This ordinance shall become effective upon adoption.

approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23RD day of JANUARY, 1995, the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, at page 183.


City Clerk

Petition No. 94-107
Petitioner: CMPC

APPROVED BY CITY COUNCIL
DATE January 23, 1995

ORDINANCE NO. 219

AN ORDINANCE AMENDING
APPENDIX A OF THE
CITY CODE - ZONING ORDINANCE

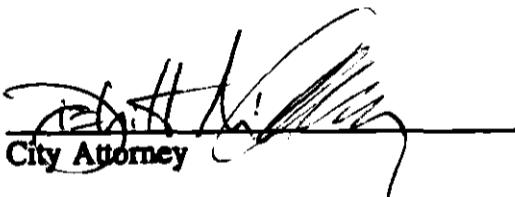
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. The City of Charlotte Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

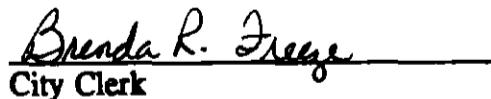
1. Amend Chapter 1, Section 1.105 Exceptions to Applicability by:
 - (A) Amend subsection (3) by adding the words ", except as provided in subsection (4) below." to the end of the first sentence.
 - (B) Add a new subsection (4) as follows:
 - "(4) Those uses previously approved under a parallel conditional district, conditional district or special use permit that are located within a Watershed Overlay District and that have not met the requirements of subsections (1) or (2) above, may be developed if they comply with the minimum state watershed regulations (GS. 143-214.5) adopted by the North Carolina Environmental Management Commission. Amendments to the previously approved site plan in order to comply with the adopted minimum State watershed regulations may be approved administratively by the Planning Director in accordance with Section 6.206 of these regulations.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 23RD day of JANUARY, 1995. the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, page(s) 184.


City Clerk

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-108
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 220-Z

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 change from I-2 to B-2 and BD(Tax parcel 173-042-02) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

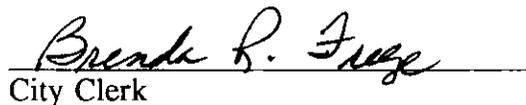
SEE ATTACHED MAP

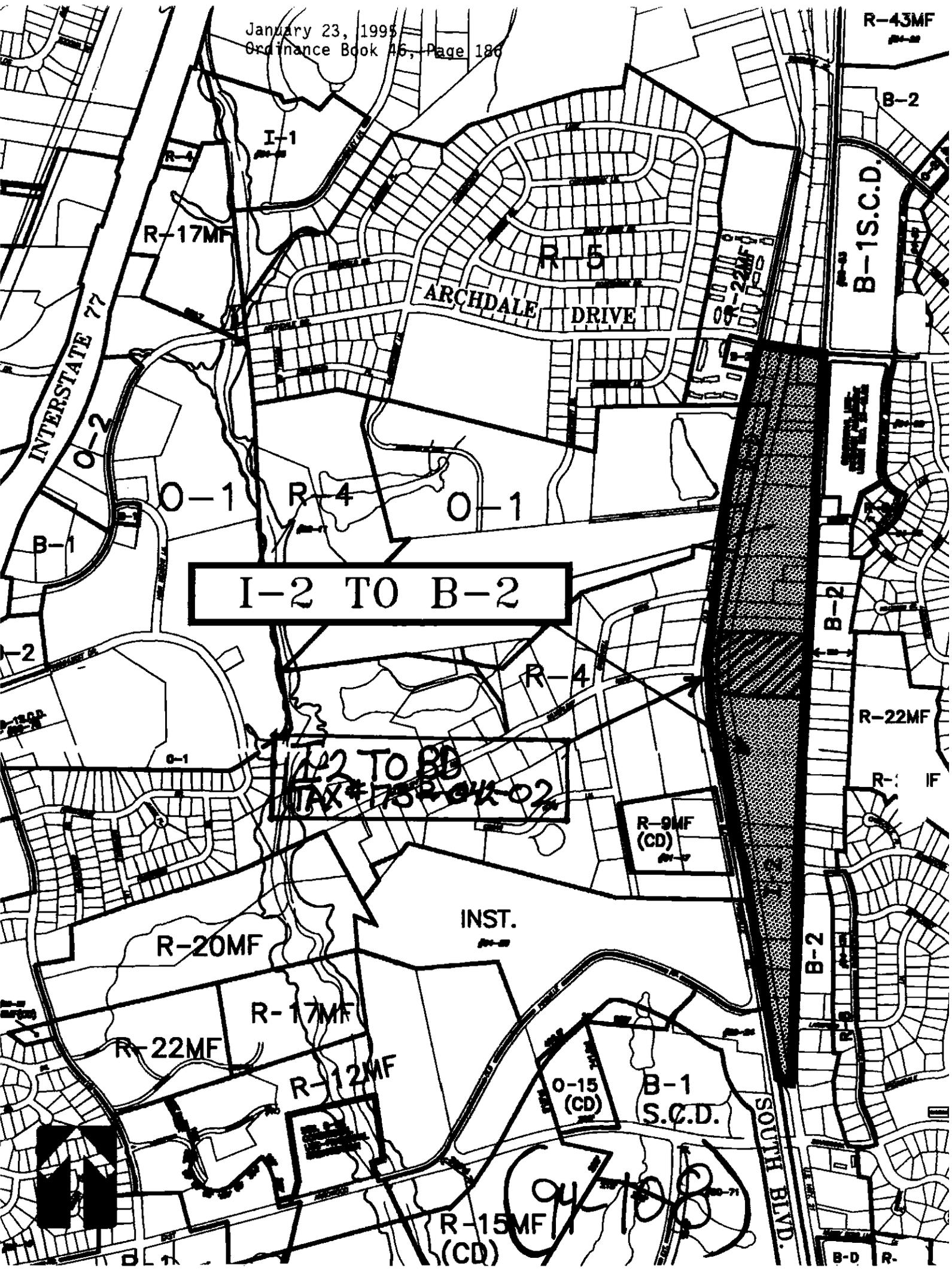
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, ~~XXXXXX~~ and recroded in full in Ordinance Book 46, page(s) 185-186.


City Clerk



I-2 TO B-2

I-2 TO B-2
TAX # 1782-04-02

R-9MF
(CD)

INST.

R-20MF

R-17MF

R-22MF

R-12MF

O-15
(CD)

B-1
S.C.D.

R-15MF
(CD)

94/108

SOUTH BLVD.

B-2

B-2

R-22MF

R-11MF

B-1S.C.D.

B-2

R-43MF
16-22

APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY ZONE CHANGE

Petition No. 94-109
Charlotte-Mecklenburg Planning
Commission

ORDINANCE NO. 221-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

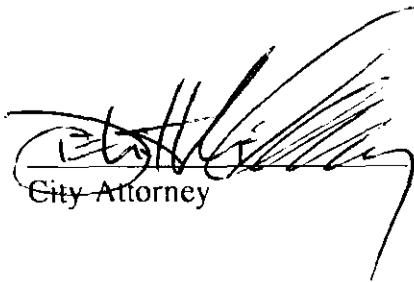
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-2 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, ~~XXXXXX~~ and recorded in full in Ordinance Book 46, page(s) 188-189.

City Clerk



APPROVED BY CITY COUNCIL

DATE January 23, 1995

CITY CD

Petition No. 94-110

Theodora Davidson/Dora's Day Care

ORDINANCE NO. 222-7

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .754 acres located on the southerly side of I-85 east of Tennessee Avenue ; 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 19, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-5 to R-17MF(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

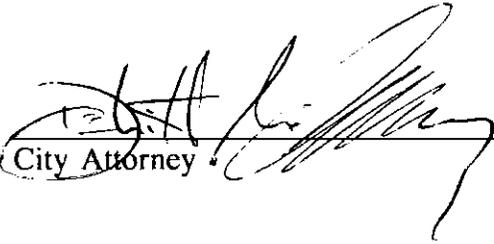
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 191-193.

City Clerk

Legal Description
Petition 94-110
Tax Parcels 069-144-03,02 and 01

Beginning at an iron pin in the southern right-of-way of Ingle Street, said iron pin being located 430.00 feet east of Tennessee Avenue; thence with the right-of-way of Ingle Street on a curve to the right having a radius of 2734.93 and arc length of 161.58 feet to an iron pin; thence leaving said right-of-way S 56-39-12 E, 215.05 feet to an iron pin; thence S 49-56-19 W, 216.56 feet to and iron pin; thence N 39-59-03 W, 171.08 feet to the point of beginning. Being lots 21,22 and part of 23 and 24 as shown on a survey by Clark Neilson dated January 31, 1994.

Petition #: 94-110

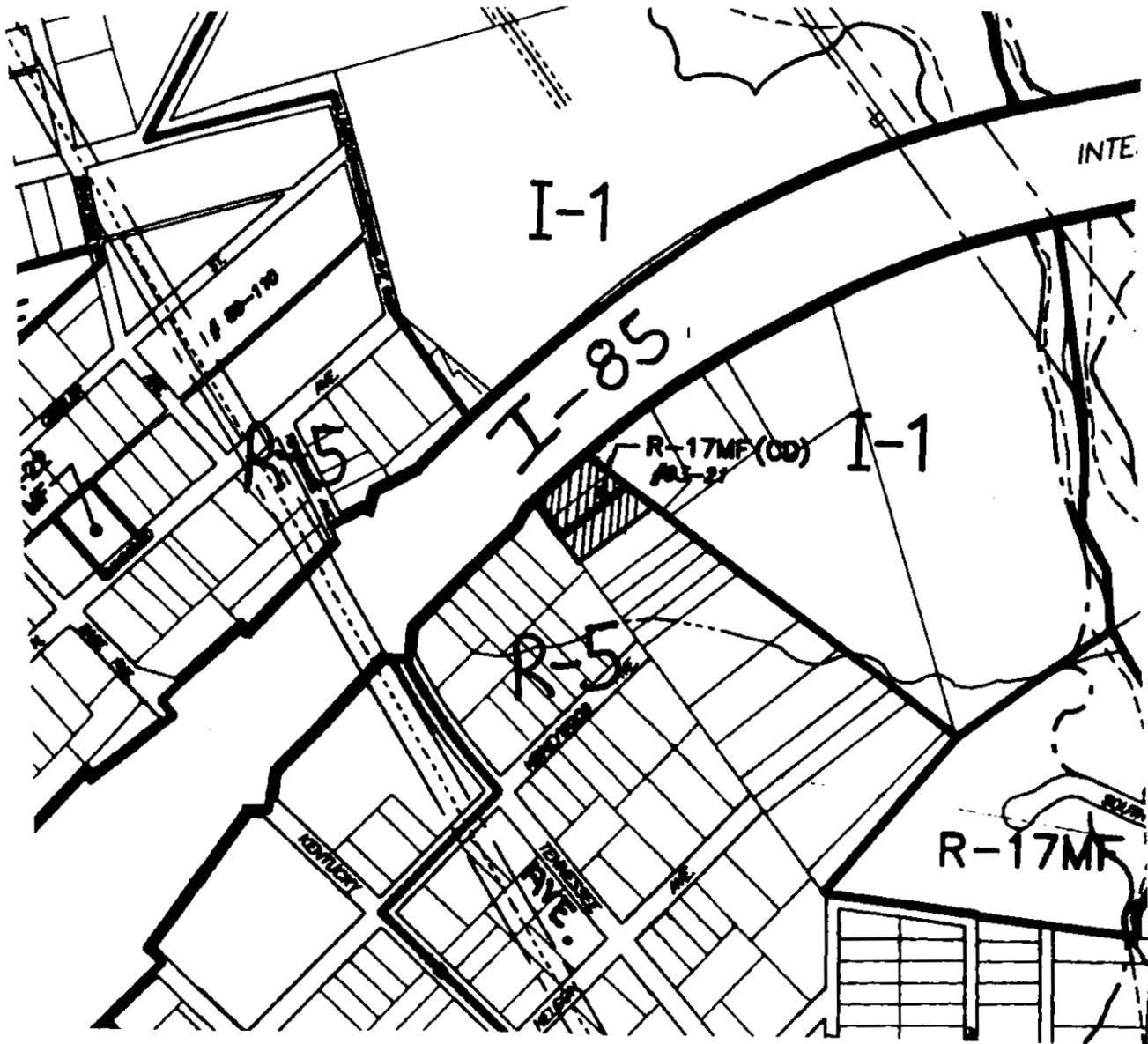
Petitioner: Theodora Davidson\Dora's Day Care

Hearing Date: December 19, 1994

Zoning Classification (Existing): R-17MF(CD) and R-5

Zoning Classification (Requested): R-17MF(CD) Site plan amendment and R-17MF(CD)

Location: Approximately .754 acres located on the south side of I-85 east of Tennessee Avenue.



Zoning Map #(s): 80

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 94-110
Date Filed: October 3, 1994
Received By: T. Jones
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Theodora P. Davidson
Owner's Address: 5906 Sierra Drive
Date Property Acquired: Jan. 21, 1994
Tax Parcel Number(s): 069-144-03, 02 & 01

LOCATION OF PROPERTY (Address or Description): 532 Ingle Street

Size (Sq.Ft. or Acres): .754 acres Street Frontage (Ft.): 75 feet
Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-17 MF (cd) and R-5 Proposed Zoning: R-17 MF (cd) Site Plan Amend. and R-17 MF (cd)
Purpose of Zoning Change: Expand Existing daycare Center

Name of Agent _____
Agent's Address _____
Telephone Number _____ Fax Number _____
Signature of Property Owner if other than Petitioner _____

Theodora P. Davidson / Dora's Day Care
Name of Petitioner(s) _____
5906 Sierra Drive
Address of Petitioner(s) _____
Charlotte, NC 28216
Telephone Number _____ Fax Number _____
Theodora P. Davidson
Signature _____
398-1365