

CITY ZONE CHANGE

Petition No. 96-13  
The Metropolitan Group, Inc..

**APPROVED BY CITY COUNCIL**

DATE July 15, 1996

ZONING REGULATIONS

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

ORDINANCE NO. 607-Z

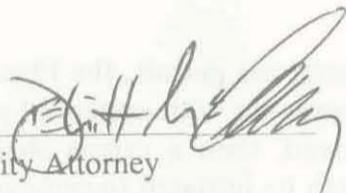
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-2 to UMUD 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.

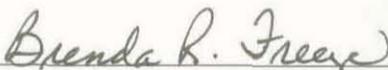
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 467-469.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

  
Brenda R. Freeze, City Clerk

Petition #: 96-13

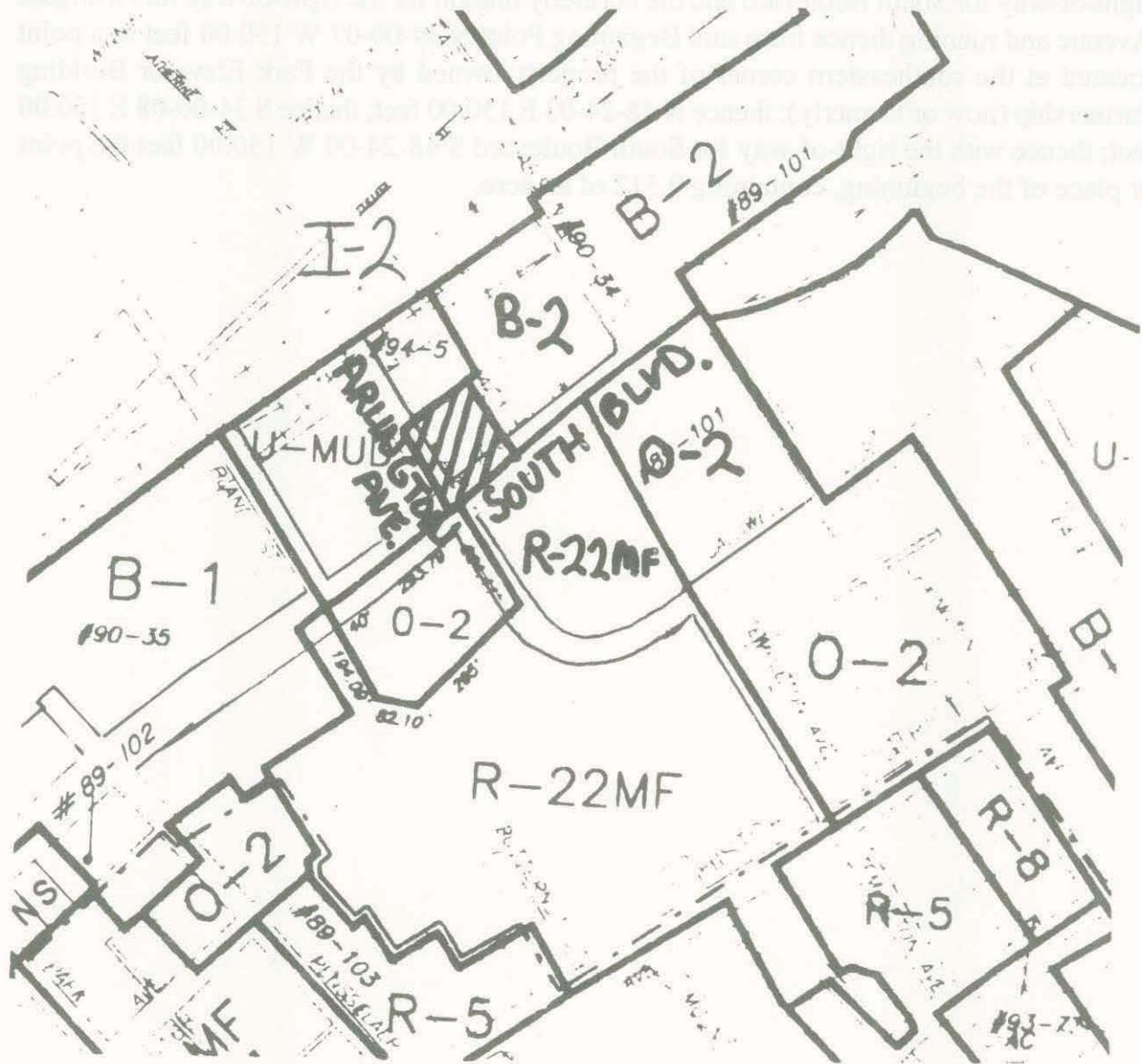
Petitioner: The Metropolitan Group, Inc.

Hearing Date: February 19, 1996

Zoning Classification (Existing): B-2

Zoning Classification (Requested): U-MUD

Location: Approximately 0.50 acres located Northerly side of the intersection between South Boulevard and Arlington Avenue.



Zoning Map #(s): 102

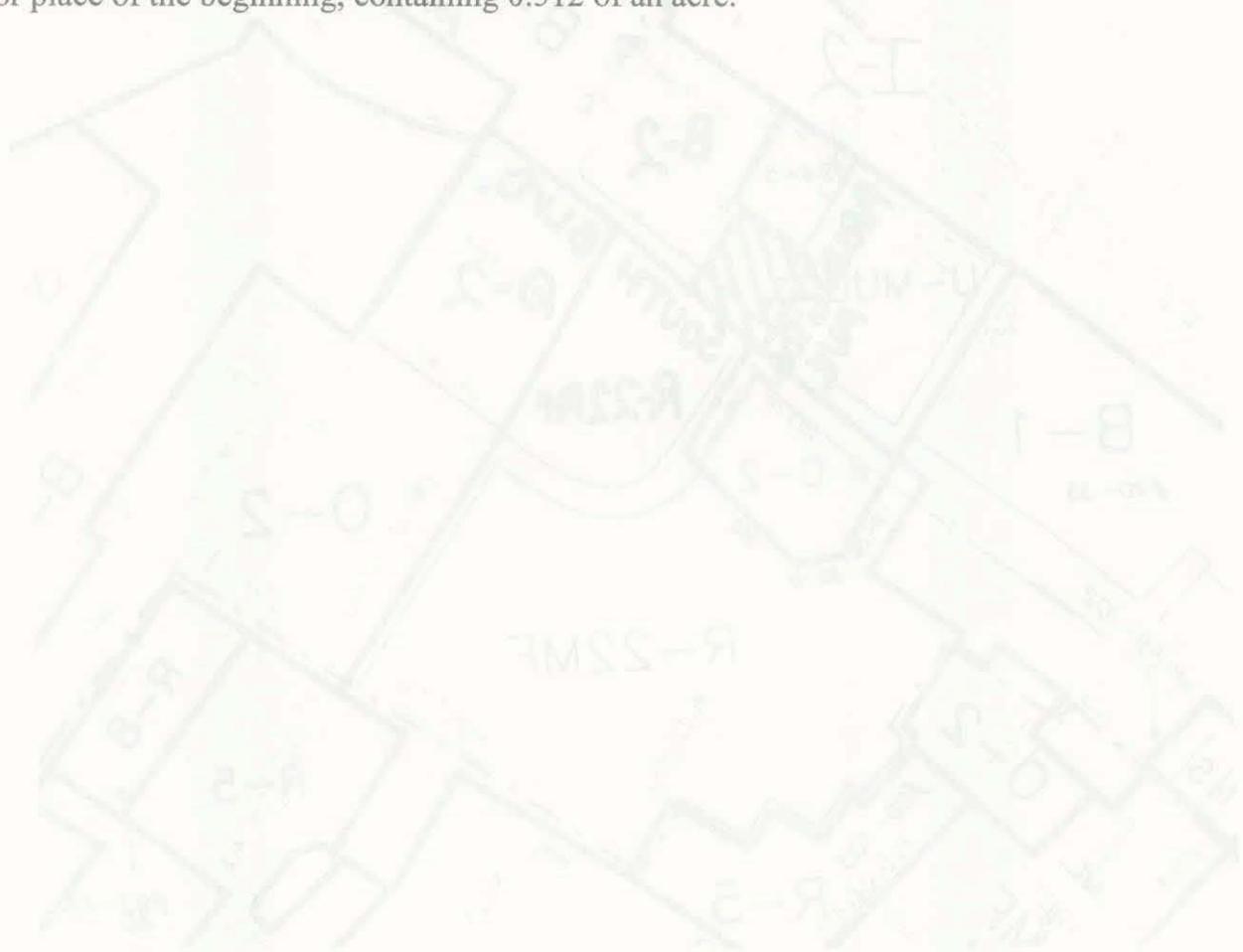
Scale: 1" = 400'

96-13

**Legal Description**

Located in the City of Charlotte, North Carolina and being more particularly described as follows:

BEGINNING at a point located at the intersection of the westerly margin of the right-of-way for South Boulevard and the northerly margin for the right-of-way for Arlington Avenue and running thence from said Beginning Point N 34-00-07 W 150.00 feet to a point located at the southeastern corner of the property owned by the Park Elevator Building Partnership (now or formerly); thence N 48-24-03 E 150.00 feet; thence S 34-00-08 E 150.00 feet; thence with the right-of-way for South Boulevard S 48-24-00 W 150.00 feet the point or place of the beginning, containing 0.512 of an acre.



CITY CD

Petition No. 96-26  
The Boulevard Company

ORDINANCE NO. 608-Z

APPROVED BY CITY COUNCIL  
DATE July 15, 1996

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 5.7 acres located on the west side of Park Road south of Marsh 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 May 20, 1996; 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-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

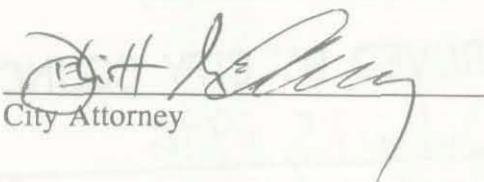
SEE ATTACHED

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

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

-continued-

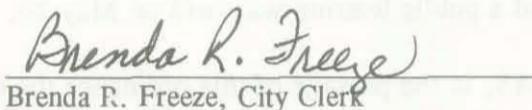
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 470-472B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

  
Brenda R. Freeze, City Clerk

July 15, 1996

Ordinance Book 47, Page 472

Petition #: 96-26

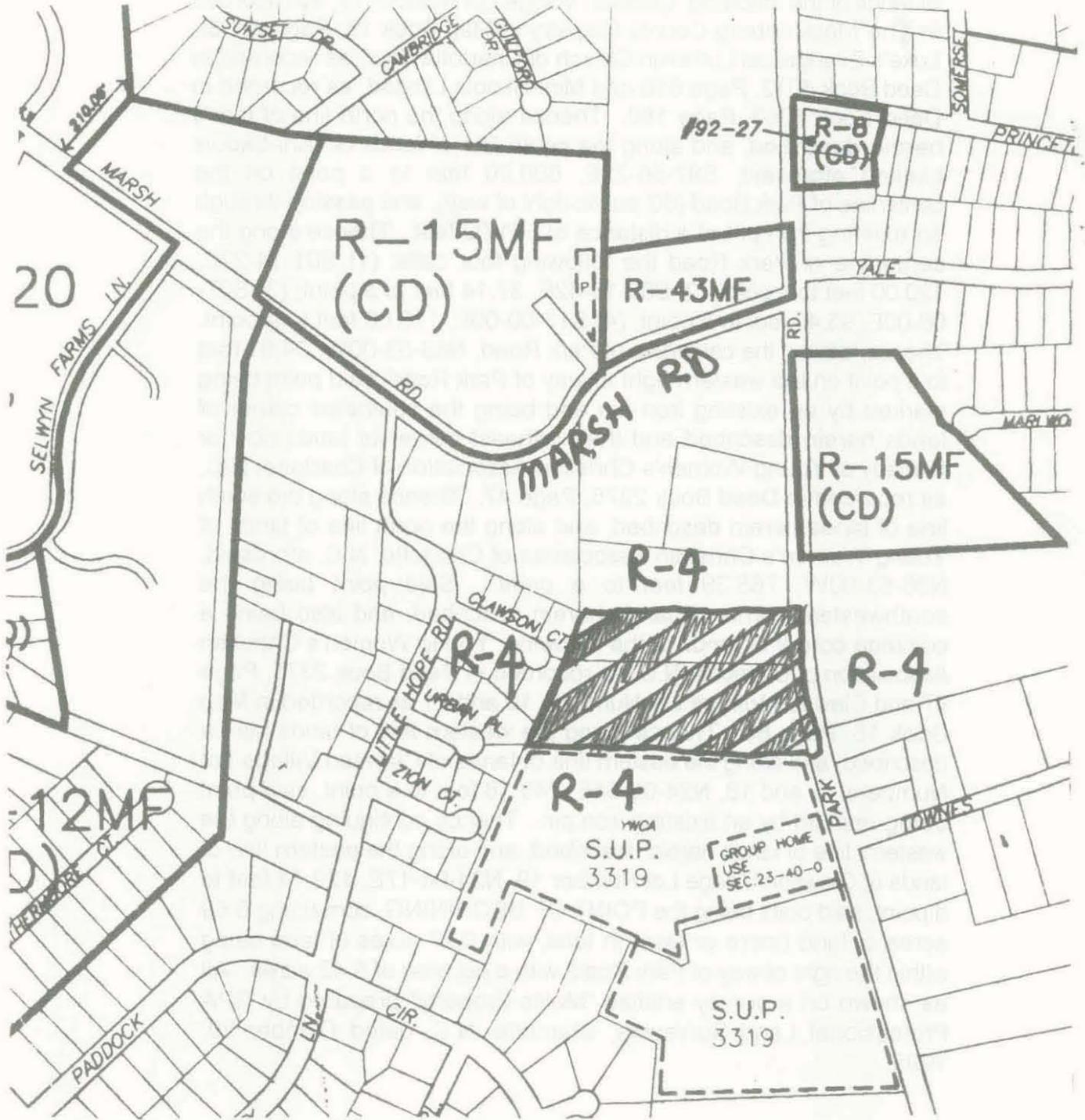
Petitioner: The Boulevard Company

Hearing Date: March 18, 1996

Zoning Classification (Existing): R-4

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

Location: Approximately 5.7 acres located on the west side of Park Road south of Marsh Road.



Zoning Map #(s): 125

Scale: 1" = 400'

**LEGAL DESCRIPTION**  
**TAX PARCELS 149-131-05 & 149-131-06**  
**Lands of Mullis**

96-26

Being all of that certain parcel or tract of land located in Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING AT A POINT said point being the northwest corner of the lands herein described, and said point also being a common corner of lands of the following: Clawson Village Lot Number 19, as recorded in The Mecklenburg County Registry in Map Book 15, Page 85; St. Luke's Evangelical Lutheran Church of Charlotte, Inc., as recorded in Deed Book 4012, Page 618 and Mini-Skools Limited, as recorded in Deed Book 7263, Page 180. Thence along the north line of lands herein described, and along the south line of lands of Mini-Skools Limited aforesaid, S87-56-22E, 600.00 feet to a point on the centerline of Park Road (60' public right of way), and passing through an existing iron pin at a distance of 571.02 feet. Thence along the centerline of Park Road the following four calls: (1) S01-14-22E, 120.00 feet to a point; (2) S05-15-42E, 37.14 feet to a point; (3) S07-08-00E, 95.40 feet to a point; (4) S13-00-00E, 118.60 feet to a point. Thence leaving the centerline of Park Road, N86-53-00W, 34.61 feet to a point on the western right of way of Park Road, said point being marked by an existing iron pin and being the southeast corner of lands herein described and the northeast corner of lands now or formerly of Young Women's Christian Association of Charlotte, N.C. as recorded in Deed Book 2375, Page 47. Thence along the south line of lands herein described, and along the north line of lands of Young Women's Christian Association of Charlotte, N.C. aforesaid, N86-53-00W, 765.39 feet to a point. Said point being the southwestern corner of lands herein described, and also being a common corner of lands of the following: Young Women's Christian Association of Charlotte, N.C. as recorded in Deed Book 2375, Page 47 and Clawson Village Lot Numbers 10 and 11 as recorded in Map Book 15, Page 85. Thence along the western line of lands herein described, and along the eastern line of lands of Clawson Village Lot Numbers 11 and 18, N24-09-54E, 249.18 feet to a point, said point being marked by an existing iron pin. Thence continuing along the western line of lands herein described, and along the eastern line of lands of Clawson Village Lot Number 19, N24-04-17E, 129.14 feet to a point, said point being the POINT OF BEGINNING, containing 5.69 acres of land (more or less) in total, with 0.27 acres of land being within the right of way of Park Road, with a net area of 5.42 acres. All as shown on a survey entitled "Mullis Property" prepared by GPA Professional Land Surveyors, Charlotte, N.C. dated October 20, 1995.

Petition No. 96-26  
The Boulevard Company

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Boulevard Company owner(s) and successors-in-interest of the property described as tax parcels 149-131-05 and 149-131-06 and described in detail further in the ordinance, identified below, approved by the City Council.

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

CITY CD

Petition No. 96-35  
Christopher J. Branch

ORDINANCE NO. 609-Z

**APPROVED BY CITY COUNCIL**  
DATE July 15, 1996

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 7.14 acres located on the east side of Park Road north of Townes 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 May 20, 1996; and

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

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

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

SEE ATTACHED

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

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

-continued-

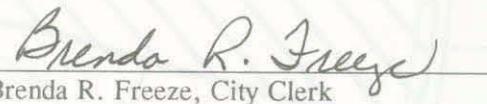
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 473-475B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

  
Brenda R. Freeze, City Clerk

Petition #: 96-35

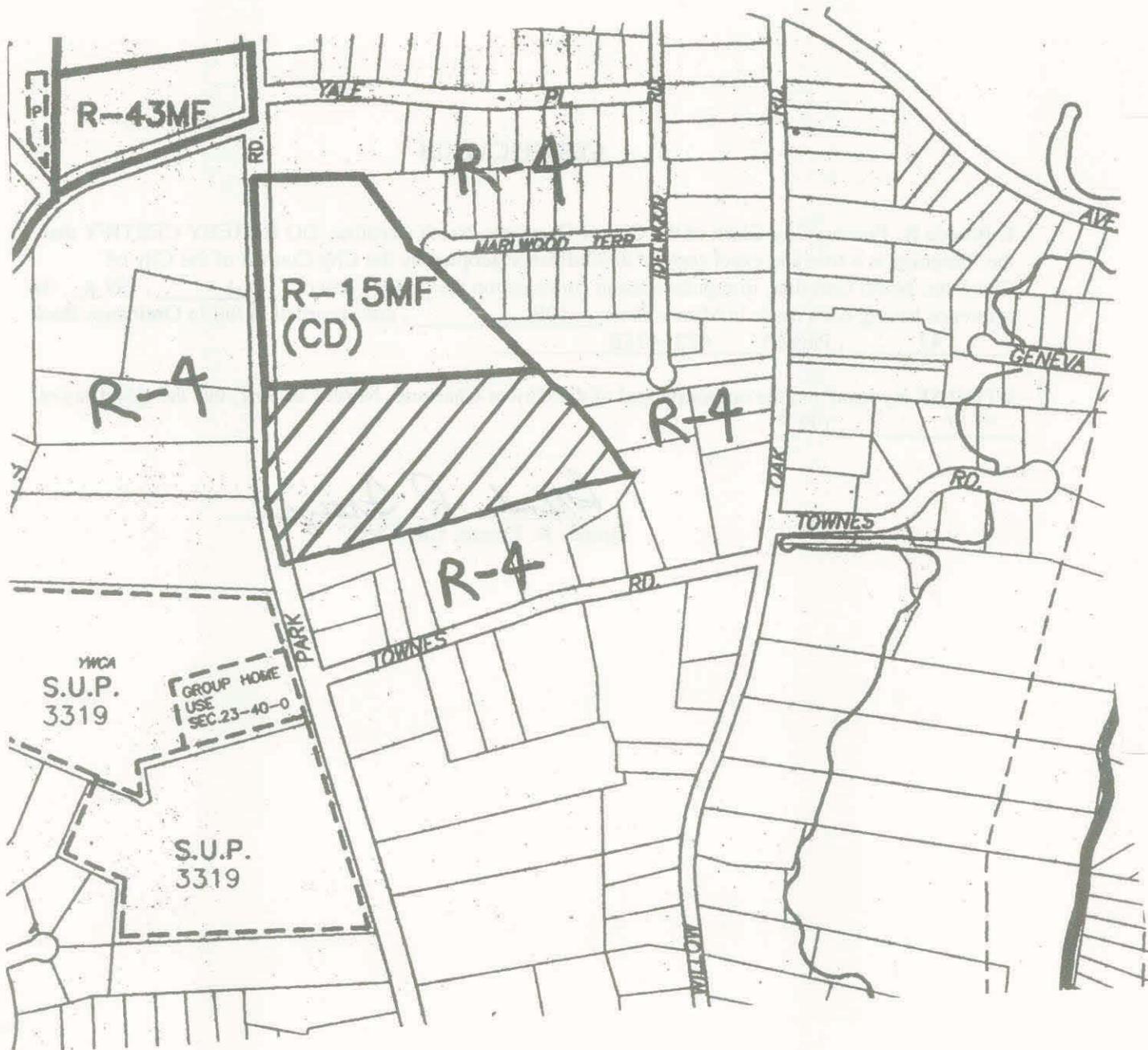
Petitioner: Christopher J. Branch

Hearing Date: May 20, 1996

Zoning Classification (Existing): R-4

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

Location: Approximately 7.14 acres located on the east side of Park Road north of Townes Road.



Zoning Map #(s): 125

Scale: 1" = 400'

✓ 96-35

**LEGAL DESCRIPTION  
TAX PARCEL 151-92-30  
Lands of McQueen Properties**

Being all of that certain parcel or tract of land located in Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING AT AN IRON PIN, said iron pin being the southwest corner of the lands herein described, and said iron pin also being a common corner of lands of the following: J.R. Shoemaker, Tax Parcel Number 151-92-31, as recorded in The Mecklenburg County Registry in Deed Book 3559, Page 285; Said iron pin being located on the eastern right of way of Park Road (60 right of way). Thence along the south line of lands herein described, S76-52-27W, 30.00 feet to a point in the centerline of Park Road (60' public right of way). Thence with the centerline of Park Road the following three calls: (1) N11-48-00W, 92.53 feet to a point; (2) N03-56-40W, 210.0 feet to a point; (3) N02-03-30W, 146.37 feet to a point; Thence leaving said centerline of Park Road (60 right of way), N87-17-53E, 29.76 feet to an iron pin located on the eastern right of way of Park Road (60 right of way) said iron pin being a common corner of lands of the following: McQueen Properties, LTD., Tax Parcel Number 151-93-07, as recorded in The Mecklenburg County Registry in Deed Book 4079, Page 342; Thence along the north line of lands herein described, N87-17-53E, 686.85 feet to a iron pin and passing through an existing iron pin at a distance of 656.59 feet and passing through an existing iron at an distance of 656.59 feet. Said iron pin being located in the line of Willow Oak Acres Subdivision as recorded in the Mecklenburg County Registry in Map Book 7, Page 405; Thence along the east line of lands herein described and the west line of Willow Oaks Acres Subdivision the following two calls; (1) S45-42-18E, 123.72 feet to an iron pin; (2) S36-54-33-E, 229.00 feet to a iron pin; Said iron pin being a common corner of the land described herein and lands of the following; W.S. Mitchell, Tax Parcel Number 151-92-37, as recorded in the Mecklenburg County Registry in Deed Book 1492, Page 259; Thence along the south line of lands herein described, and the northern line of W.S. Mitchell, S76-52-27W, 897.50 feet to an iron pin and passing through a existing iron pin at a distance of 30.00 feet and 311.98. Said iron pin being the POINT OF BEGINNING, containing 7.14 acres of land (more or less).

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Legal Description Of McQueen Properties, LTD.

Page -1-

Petition No. 96-35  
Christopher J. Branch

### PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Christopher J. Branch owner(s) and successors-in-interest of the property described as tax parcel 151-092-30 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

CITY CD

Petition No. 96-36  
Christopher J. Branch

ORDINANCE NO. 610-Z

**APPROVED BY CITY COUNCIL**  
DATE July 15, 1996

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 1.02 acres located on the easterly corner of the intersection between Laurel Avenue and E. 7th 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 May 20, 1996; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-2 to O-3(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-

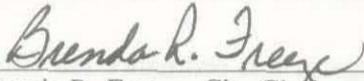
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 476-478B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

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

**Petition #:** 96-36

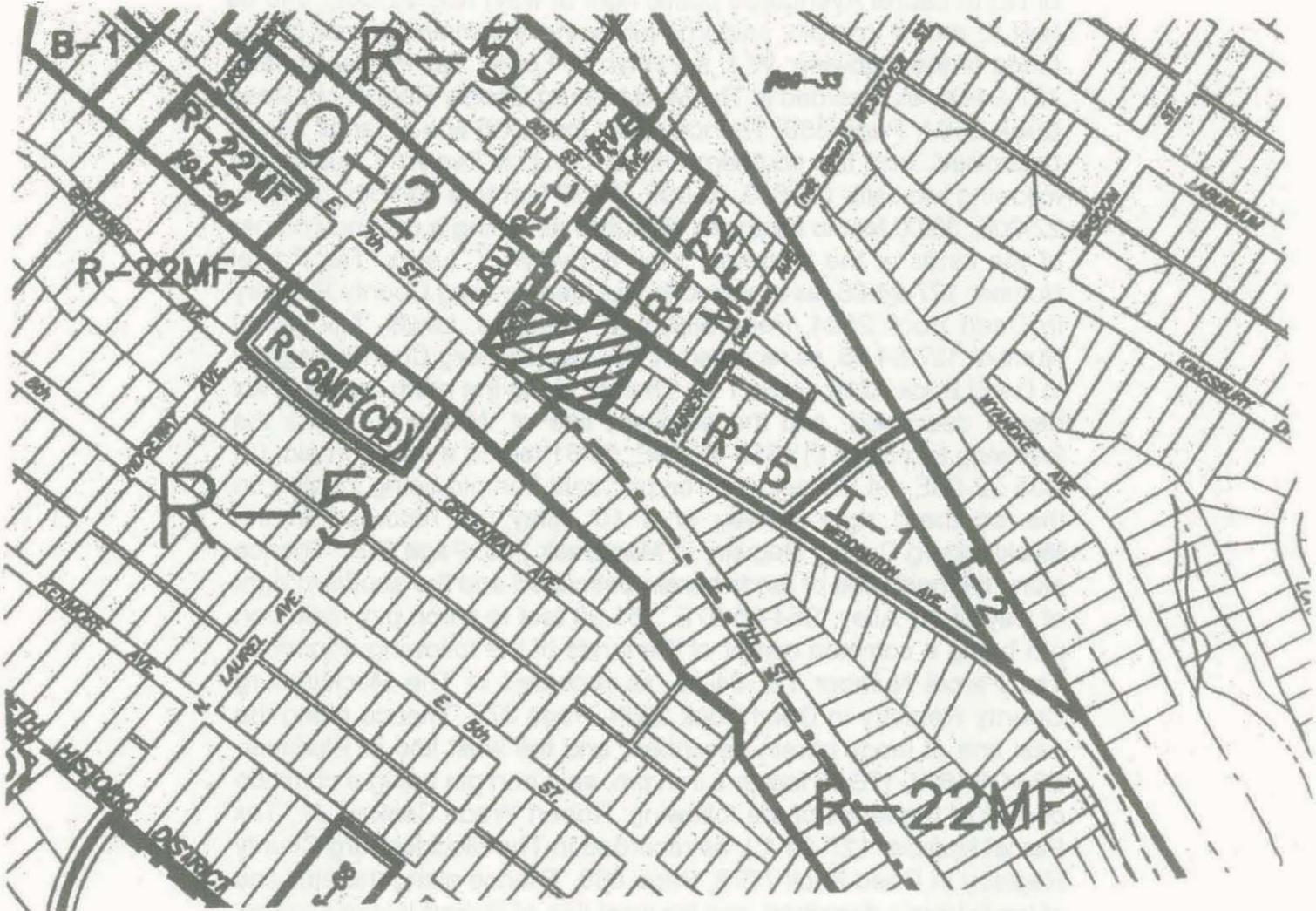
**Petitioner:** Christopher J. Branch

**Hearing Date:** May 20, 1996

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

**Zoning Classification (Requested):** O-3(CD)

**Location:** Approximately 1.02 acres located on the easterly corner of the intersection between Laurel Avenue and E. 7th Street.



Zoning Map #(s): 112

Scale: 1" = 400'

✓ 96-36

**LEGAL DESCRIPTION**  
**TAX PARCELS 127-94-07, 127-94-08, 127-94-09, 127-94-10, 127-94-11,**  
**Lands of Krug**

Being all of that certain parcel or tract of land located in Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING AT A IRON PIN, said iron pin being the southwest corner of the lands herein described, and said iron pin also being a the intersection of the northern right of way of East 7th Street, (60 public right of way) and the eastern right of way of North Laurel Avenue(50 public right of way). Thence with the eastern right of way of North Laurel Avenue(50 public right of way) N35-22-00E, 146.03 feet to a new iron pin, said iron pin being a common corner of the lands of the following: W.J. & Evelyn Y. Lewis, Tax Parcel Number 127-94-06, as recorded in The Mecklenburg County Registry in Deed Book 2504, Page 389; Thence along the north line of lands herein described, and the southern line of W.J. & Evelyn Y. Lewis the following two calls; (1) S53-46-09E, 51.36 feet to a iron pin; (2) N35-22-00E, 30.00 feet to a iron pin; said iron pin being a common corner of the lands of the following: W.J. & Evelyn Y. Lewis, Tax Parcel Number 127-94-06, as recorded in The Mecklenburg County Registry in Deed Book 2504, Page 389, and William J. Lewis, Tax Parcel Number 127-94-05, as recorded in The Mecklenburg County Registry in Deed Book 4210, Page 710, Thence along the north line of lands herein described, and the southern line of William J. Lewis the following two calls; (1) S53-46-09E, 50 61 feet to a new iron pin; (2) N35-22-00E, 44.86 feet to a iron pin; said iron pin being located on the southern right of way of a 10' Alley, as recorded in the Mecklenburg County Registry in Map Book 230, Page 218; Thence along the north line of lands herein described and the southern right of way of 10' Alley, S54-05-37E, 151.96 feet to a iron pin; said iron pin being a common corner of the lands of the following: Plummer, Tax Parcel Number 127-94-15, as recorded in The Mecklenburg County Registry in Deed Book 2394, Page 077. Thence along the east line of lands herein described, and the west line of Plummer, S34-01-16W, 176.98 feet to a iron pin; said iron pin being a common corner of the lands of the following: Robert Wade Caskey, Jr., Tax Parcel Number 127-94-12, as recorded in The Mecklenburg County Registry in Deed Book 7776, Page 869. Thence along the east line of lands herein described, and the west line of Robert Wade Caskey, Jr., S35-30-00W, 38.81 feet to a iron pin; said iron pin being located in the northern right of way of East 7th Street, (60 public right of way). Thence with the right of way of East 7th Street, N48-54-40W, 161.17 feet to a iron pin. Said iron pin being the POINT OF BEGINNING, containing 1.05 acres of land (more or less) .

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Legal Description Of Krug Property

Petition No. 96-36  
Christopher J. Branch

**PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Christopher J. Branch owner(s) and successors-in-interest of the property described as tax parcels 127-094-07, 127-094-11, 127-094-10, 127-094-09, 127-094-08 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 O-3(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.

CITY ZONE CHANGE

Petition No. 96-46  
L P & Audrey Mayhew and Geraldine  
Anderson

**APPROVED BY CITY COUNCIL**

ORDINANCE NO. 611-Z

DATE July 15, 1996

ZONING REGULATIONS

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

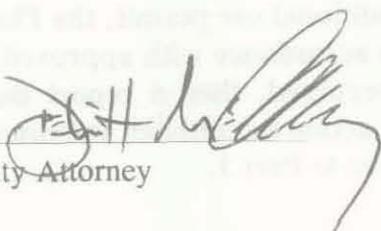
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-17MF to O-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.

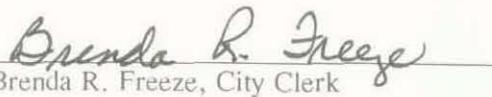
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 479-481.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

  
Brenda R. Freeze, City Clerk

**Petition #:** 96-46

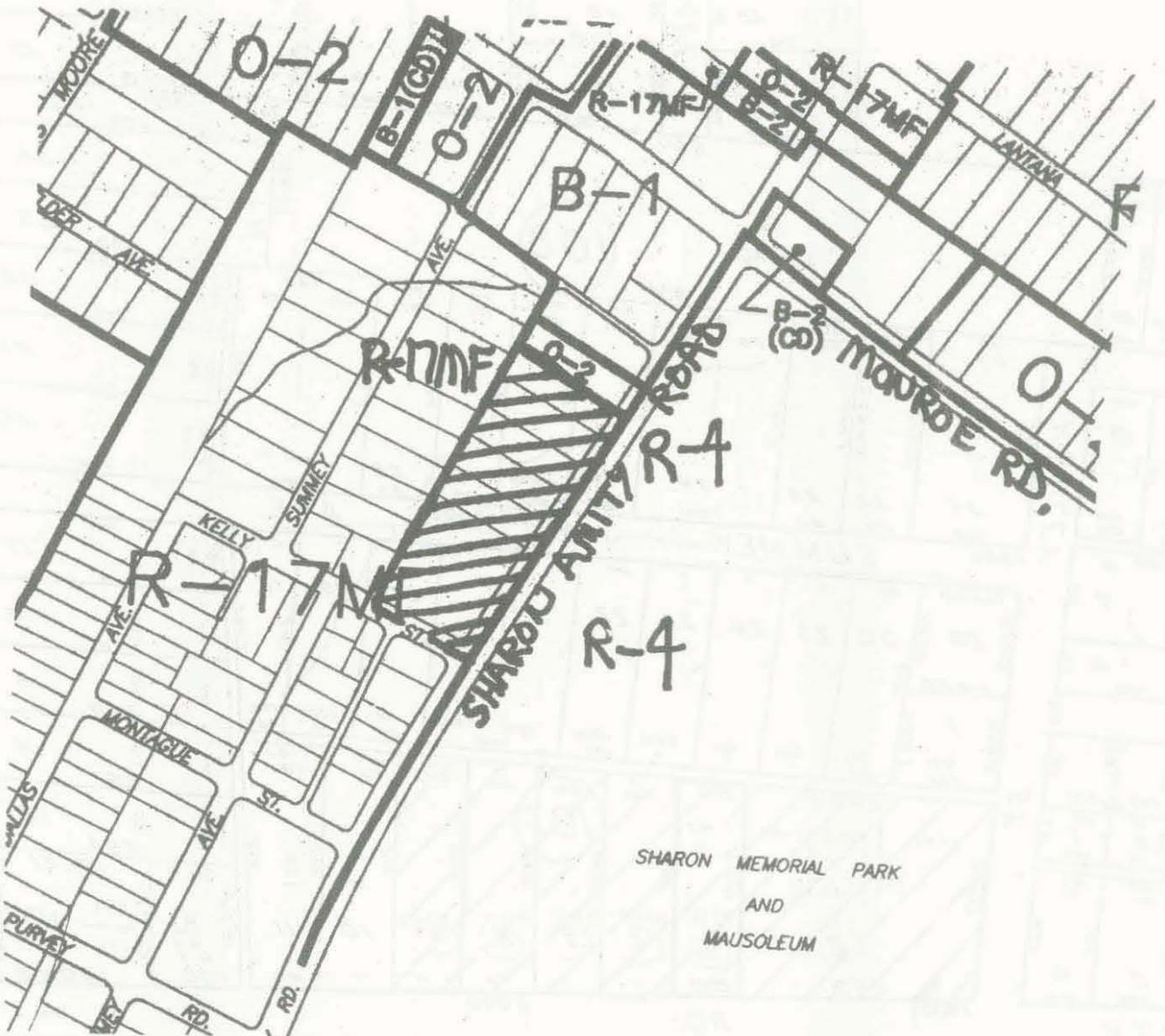
**Petitioner:** L P & Audrey Mayhew and Geraldine Anderson

**Hearing Date:** June 17, 1996

**Zoning Classification (Existing):** R-17MF

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

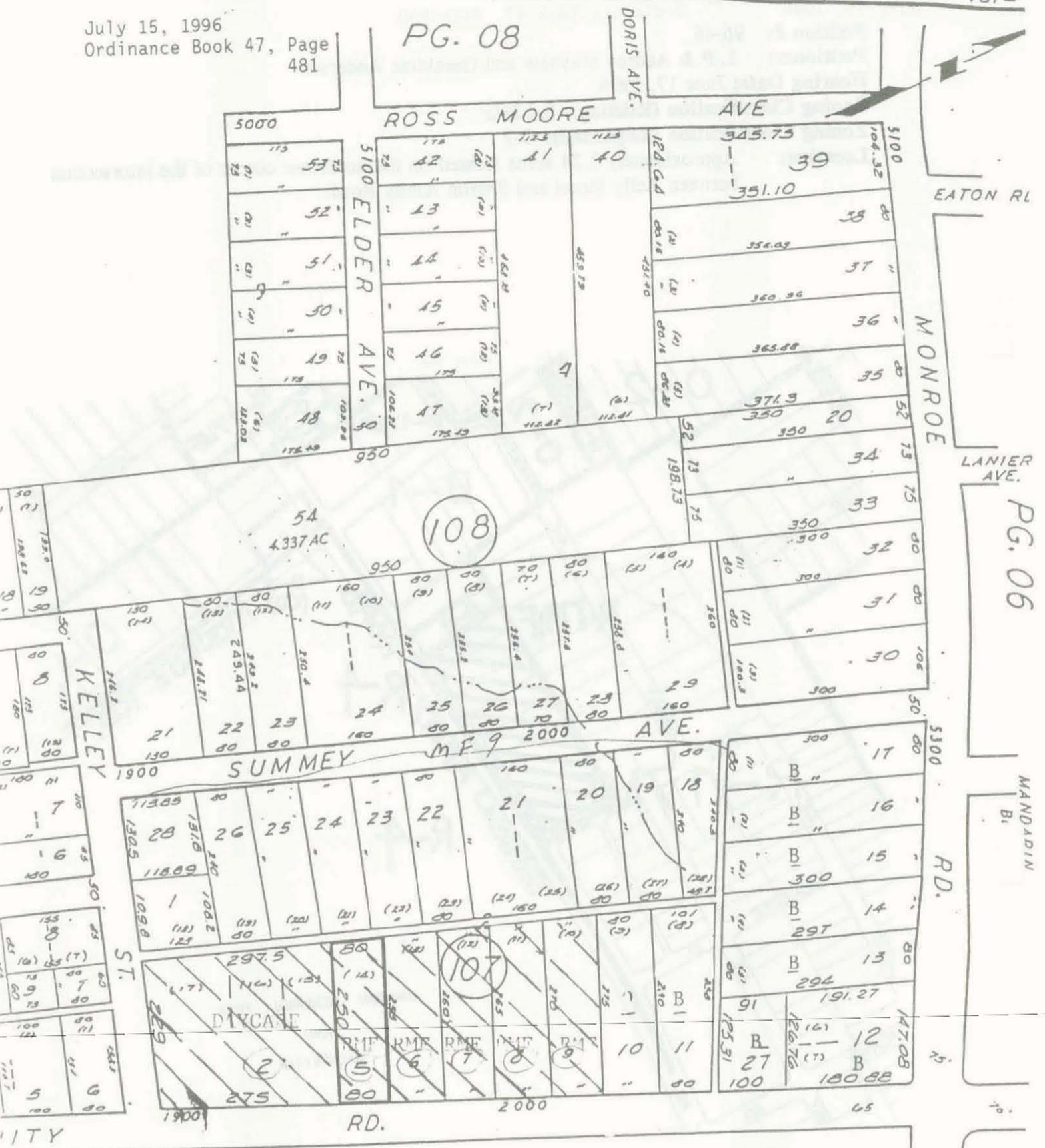
**Location:** Approximately 3.24 acres located on the northwest corner of the intersection between Kelly Street and Sharon Amity Road.



W - W-49

Zoning Map #(s): 123

Scale: 1" = 400'



PROPERTY OWNERS PARCEL NUMBERS 2, 5, 6, 7, 8, 9

|                                    |                 |         |
|------------------------------------|-----------------|---------|
| TAX LINE MAP                       | BOOK 161        | PAGE 10 |
| MECKLENBURG COUNTY, NORTH CAROLINA |                 |         |
| REVISED                            | SCALE 1" = 200' |         |

53

11 V

PETITION: 96-48  
PETITIONER: BAILEY PATRICK, JR

Ordinance No. 612  
**APPROVED BY CITY COUNCIL** - AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

DATE July 15, 1996

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

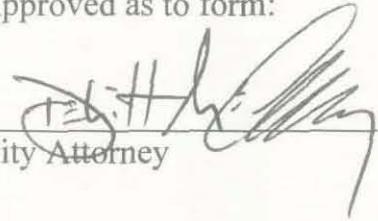
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Chapter 9: General Districts, Part 1, Table of Uses and Hierarchy of Districts, Table 9.101 - Permitted Uses, by District by inserting an "x" under the BP column opposite the "contractor offices and storage, excluding construction equipment" use category in the "Office & Business Uses" section.
2. Amend Chapter 9: General Districts, Section 9.802 - Uses Permitted by right, by deleting all the provisions of subsection 9.802(20) and substituting the following in lieu thereof:

"(20) Contractor offices and accessory storage, excluding the storage of general construction equipment and vehicles (B-2, B-D and BP).

Section 2. This Ordinance shall become effective upon its adoption.

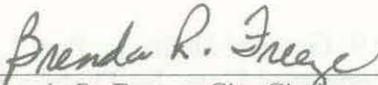
Approved as to form:

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

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 482-483.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

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

CITY OF

ORDINANCE NO.

APPROVED BY CITY COUNCIL

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING

WHEREAS, a petition was presented to the City Council of the City of Chicago regarding the rezoning of approximately 1.6401 acres located on the east side of Chicago, Illinois, at 63rd Street, and

WHEREAS, a petition for rezoning for a partial residential use district was presented to the City Council of the City of Chicago regarding the rezoning of approximately 1.6401 acres located on the east side of Chicago, Illinois, at 63rd Street, and was accompanied by a rezoning plan, developed with all applicable requirements as specified in Section 5-20-01 and 5-20-02, and was recommended for approval by the Chicago Board of Planning, Commission, and

**This page not used**

WHEREAS, in the process of the rezoning the City Council of the City of Chicago has considered the promotion of the health, safety, general welfare, and public interest of the community, and the rezoning is deemed to be in the public interest;

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

Section 1. That Section 1.10 of the City of Chicago Zoning Ordinance is hereby amended by changing from (C) to (C-1) on the Chicago Zoning Map, City of Chicago, Illinois, located on 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.

Ordinance

CITY CD

Petition No. 96-49  
G.L. Sutcliffe

ORDINANCE NO. 613-Z

**APPROVED BY CITY COUNCIL**  
DATE July 15, 1996

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 3.6961 acres located on the east side of Reames Road north of Sunset 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 June 17, 1996; 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-17MF to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

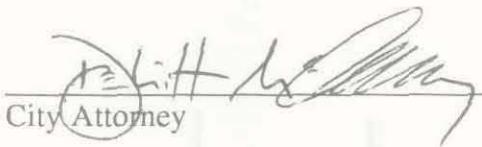
SEE ATTACHED

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

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

-continued-

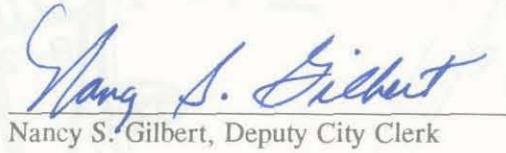
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 485-487B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of August, 1996.

  
Nancy S. Gilbert, Deputy City Clerk



96-49

**Exhibit A**

**Legal Description**

BEGINNING at an iron in the westerly margin of the right-of-way of Interstate Highway #77 at the southeast corner of the property conveyed to Spector Freight System by deed recorded in Book 3667 at page 671 in the Mecklenburg Public Registry and running thence with said margin of Interstate Highway #77 two calls and distances as follows: (1) South 2-37-43 West 461.29 feet to an iron pin and (2) South 8-30-24 West 259.36 feet to an iron pin; thence North 78-13-30 West 172.59 feet to an iron pin in the easterly margin of the right-of-way of Reames Road; thence with said margin of Reames Road in a northerly direction with the arc of a circular curve to the left having a radius of 753.10 feet, an arc distance of 316.13 feet to an iron pin in said margin of Reames Road; thence with said margin of Reames Road North 30-19-40 West 121.97 feet to a concrete monument in the southwest corner of the Spector Freight System property (now or formerly); thence North 54-20-23 E 478.32 feet, the Point or Place of BEGINNING, containing approximately 3.6961 acres, more or less.

Petition No. 96-49  
G.L. Sutcliffe

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to G.L. Sutcliffe owner(s) and successors-in-interest of the property described as tax parcel 037-191-07 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 I-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.

CITY ZONE CHANGE

Petition No. 96-51  
Thomas R. And Mary Simpson

**APPROVED BY CITY COUNCIL**

ORDINANCE NO. 614-Z

DATE July 15, 1996

ZONING REGULATIONS

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

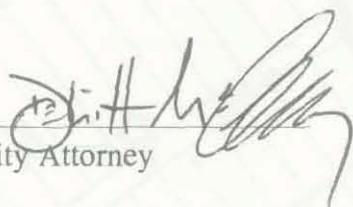
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-17MF to O-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.

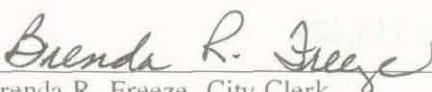
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of July, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 488-490.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of July, 1996.

  
Brenda R. Freeze, City Clerk

**Petition #:** 96-51

**Petitioner:** Thomas R. and Mary Simpson

**Hearing Date:** June 17, 1996

**Zoning Classification (Existing):** R-17MF

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

**Location:** Approximately .75 acres located on the southwest corner of the intersection between North Sharon Amity Road and Lantana Avenue.



Zoning Map #(s): 113,123

Scale: 1" = 400'

96-51 ✓

APPROVED BY CITY COUNCIL

Legal Description

Being known and designated as all of Lots 9 & 10 in Block 2 of that subdivision known as GARDENIA, as shown on map thereof recorded in the Mecklenburg County Public Registry in Map Book 3 at Page 312.

*Barbara R. [Signature]*