

July 18, 1983
Ordinance Book 32 - Page 107

Petition No. 83-46
Charlotte-Mecklenburg Planning
Commission

Ordinance No. 1383

An Ordinance Amending Chapter 23
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:

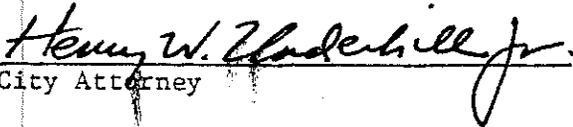
Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Article VII, Division 1, Section 23-86 of the Zoning Ordinance by deleting the present language in its entirety and replacing it with the following new language:

Section 23-86. Administration of zoning ordinance. The Director of the Charlotte-Mecklenburg Building Standards Department is hereby authorized, and it shall be his duty, to administer and enforce the provisions of this city zoning ordinance. The Charlotte-Mecklenburg Building Standards Department has such authority for the administration and enforcement of this zoning ordinance pursuant to the "Agreement between the City of Charlotte and Mecklenburg County for the Consolidation of the Building Inspection Department" effective upon adoption, and amendments thereto, and available for examination in the office of the City Clerk for the City of Charlotte. An appeal from a decision of the Director of the Charlotte-Mecklenburg Building Standards Department may be made to the City's Board of Adjustment as herein provided. Wherever in this ordinance the term "Superintendent of Building Inspection" appears, it shall be construed to mean the Director of the Charlotte-Mecklenburg Building Standards Department.

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 18th day of July, 1983, the reference having been made in Minute Book 80, and recorded in full in Ordinance Book 32, beginning on Page 107.

Pat Sharkey,
City Clerk

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Petition No. 83-53
City of Charlotte

ORDINANCE NO. 1384-Z

AN ORDINANCE AMENDING CHAPTER 23
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:

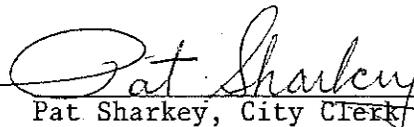
Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by establishing the R-15, zoning district on the Official Zoning Map, City of Charlotte, North Carolina the property described on the attached maps.

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

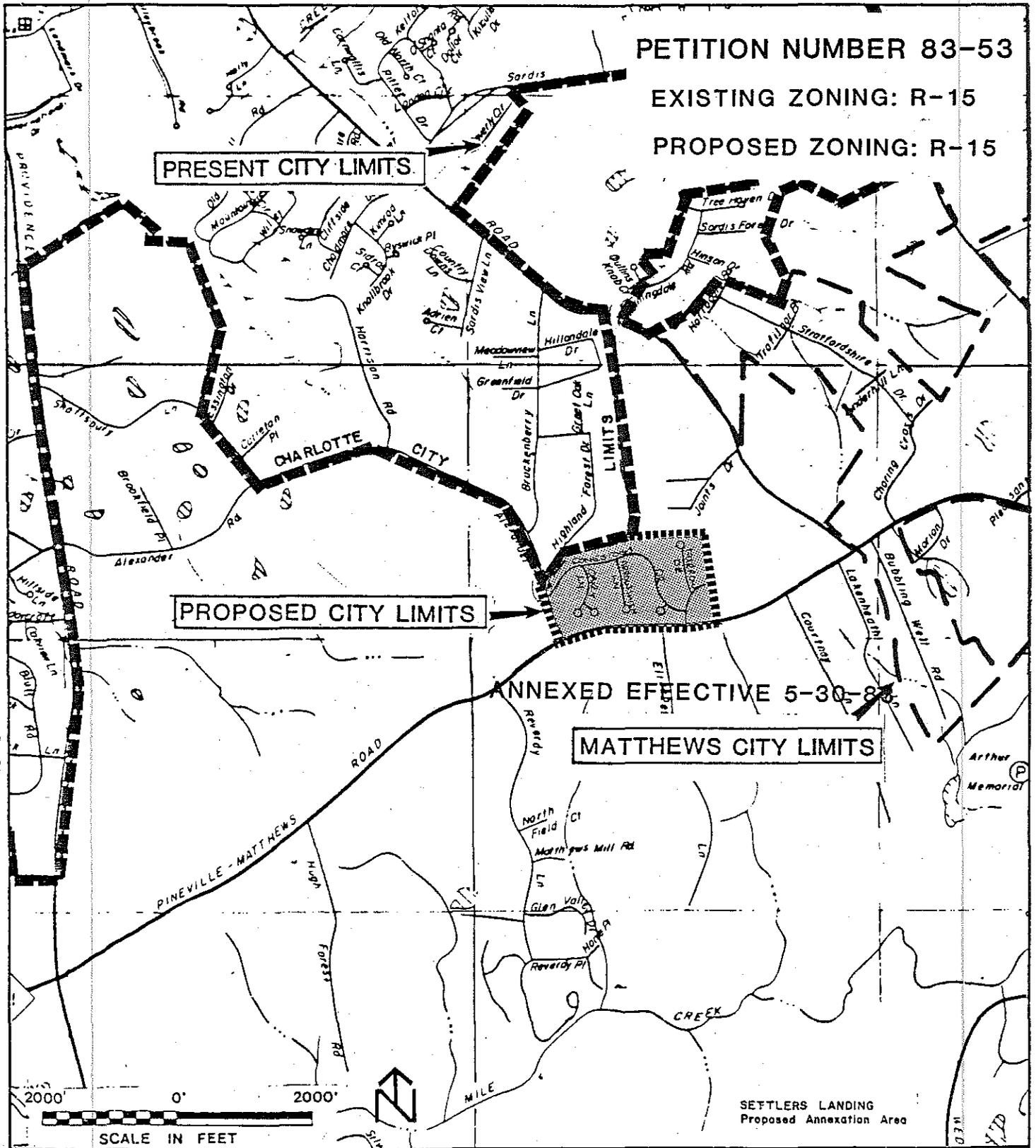
Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, Ordinance Book 32, at page 108-109


Pat Sharkey, City Clerk

July 18, 1983
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**PRESENT AND PROPOSED
CITY BOUNDARIES**

July 18, 1983
Ordinance Book 32 - Page 110

Petition No. 83-54
City of Charlotte

ORDINANCE NO. 1385-Z

AN ORDINANCE AMENDING CHAPTER 23
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:

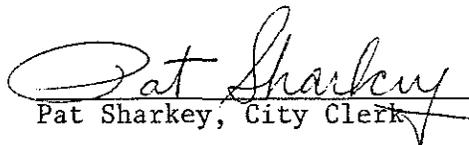
Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by establishing the R-12, zoning district on the Official Zoning Map, City of Charlotte, North Carolina the property described on the attached maps.

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 18th day of July, 19 83, Ordinance Book 32, at page 110-111


Pat Sharkey, City Clerk

Petition No. 82-56
Homeowners of Delta Acres SubdivisionORDINANCE NO. 1386-ZAN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCEAN 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 a 6.0 acre site located on the southerly side of Newell-Hickory Grove Road bounded by Tantilla Circle from R-9MF to R-9MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on August 16, 1982; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

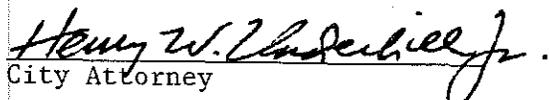
Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9MF to R-9MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEING a tract of land located in the Newell-Hickory Grove Road area of the City of Charlotte and more specifically shown on the attached map.

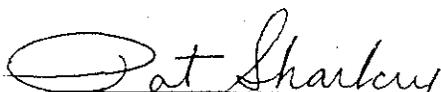
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

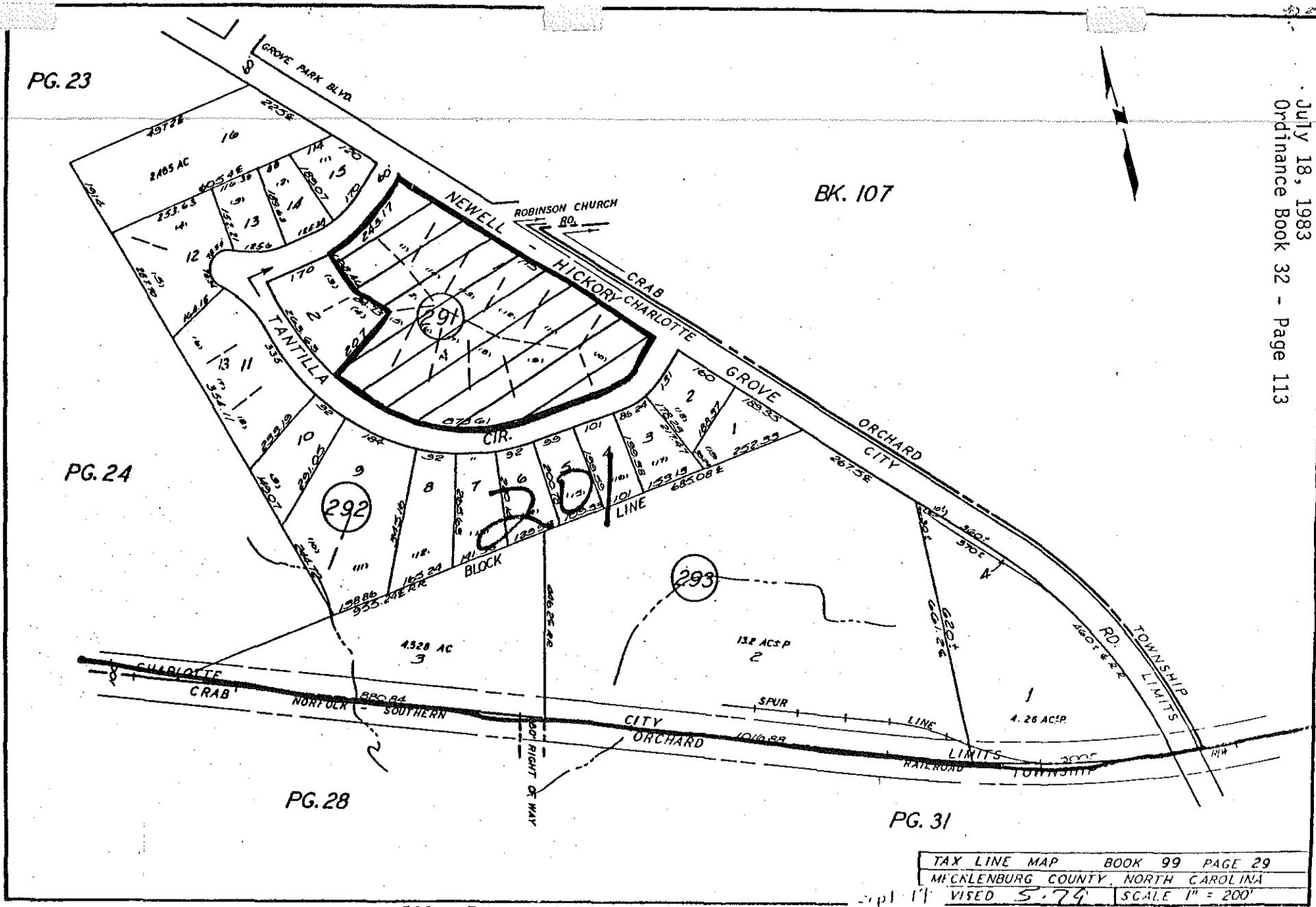
Section 3. That this ordinance shall become effective upon its adoption.

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 18th day of July, 1983, Ordinance Book 32, at page 112-113


Pat Sharkey, City Clerk



TAX LINE MAP	BOOK 99	PAGE 29
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 5-79	SCALE 1" = 200'	

FOR TAX PURPOSES ONLY

July 18, 1983
Ordinance Book 32 - Page 114

Petition No. 83-19
City of Charlotte

ORDINANCE NO. 1387-Z

AN ORDINANCE AMENDING CHAPTER 23
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. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from I-1 and I-2 to R-9 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEING various tracts of land located in the Sterling area of the City of Charlotte and more specifically shown on the attached maps.

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

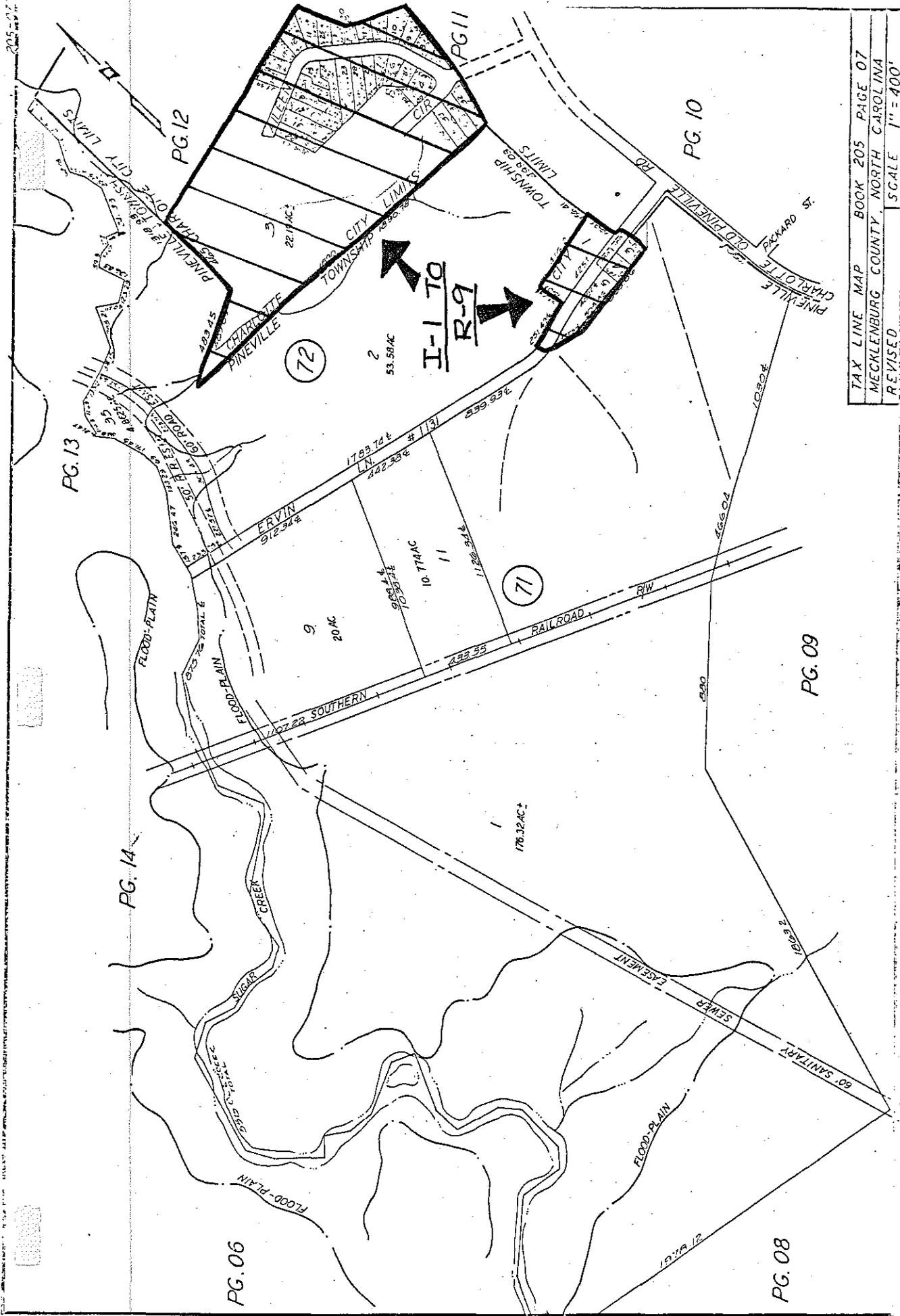
Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, Ordinance Book 32, at page 114-116

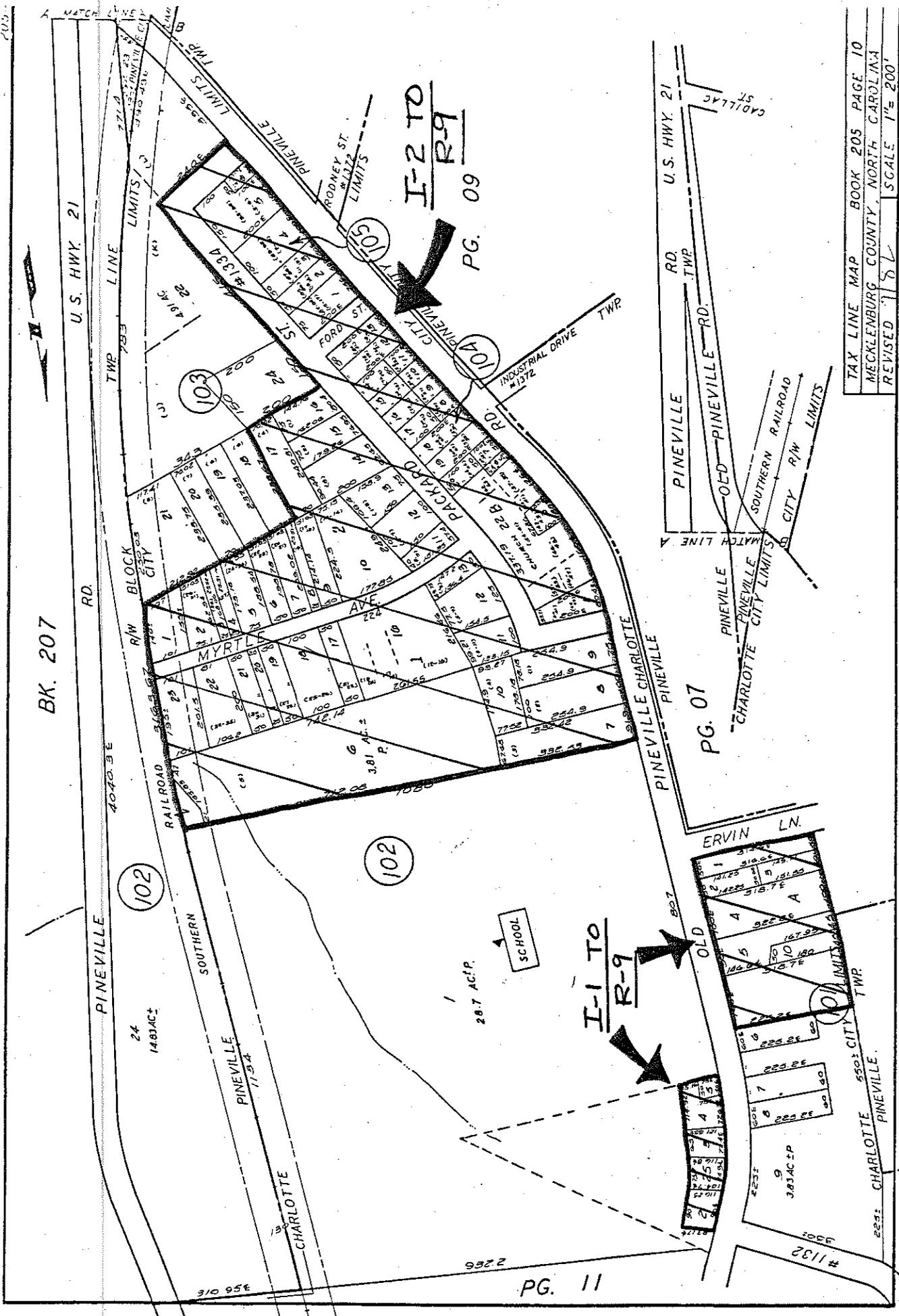
Pat Sharkey
Pat Sharkey, City Clerk

July 18, 1983
Ordinance Book 32 - Page 115



TAX LINE MAP BOOK 205 PAGE 07
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED SCALE 1" = 400'

July 18, 1983
Ordinance Book 32 - Page 116

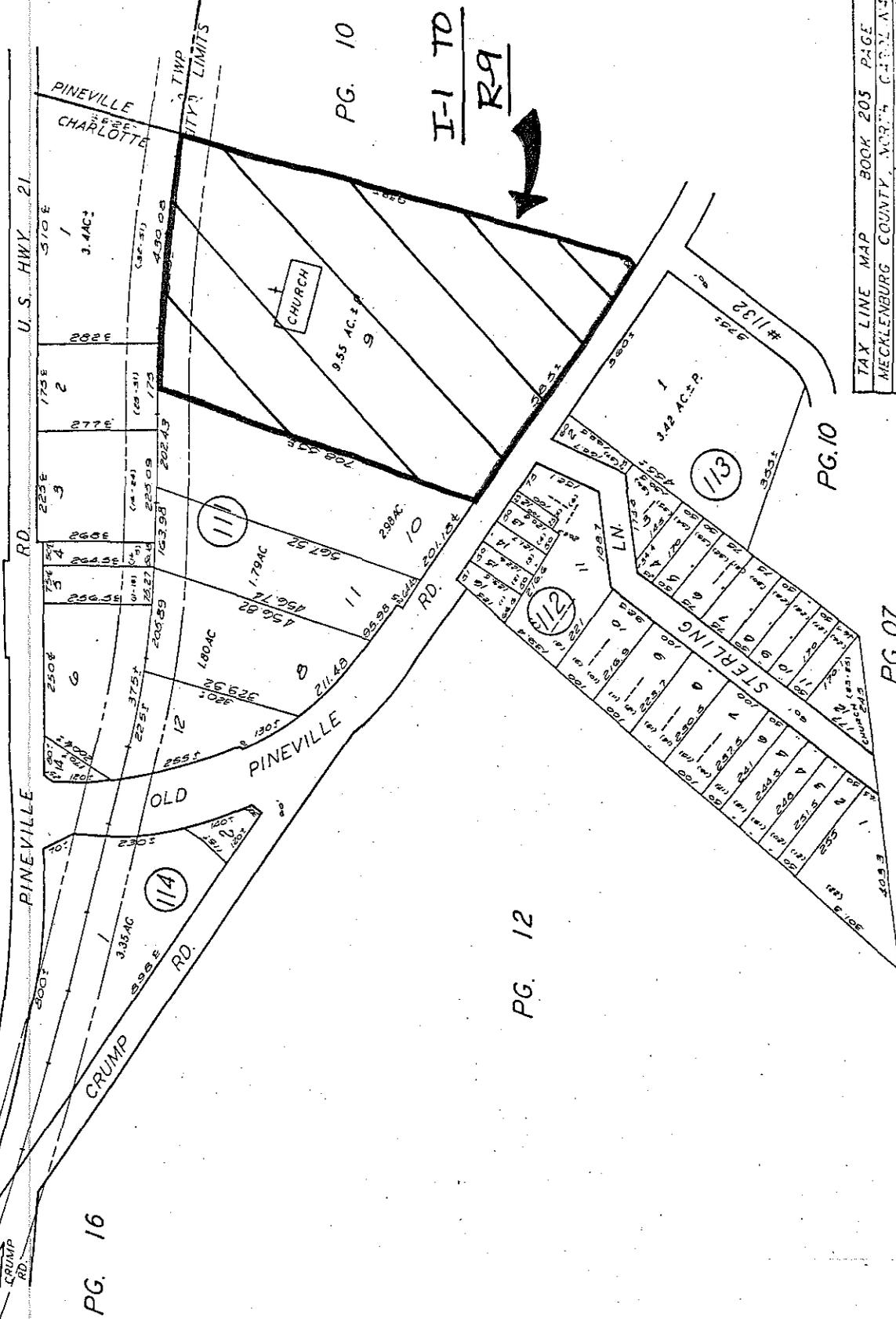


TAX LINE MAP	BOOK 205	PAGE 10
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED	1987	SCALE 1" = 200'

FOR TAX PURPOSES ONLY

July 18, 1983
Ordinance Book 32 - Page 117

BK. 207



TAX LINE MAP BOOK 205 PAGE 11
 MECKLENBURG COUNTY, NORTH CAROLINA
 REVISED

PG. 16

PG. 12

PG. 10

PG. 07

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Ordinance Book 32 - Page 118

Petition No. 83-21
Letty M. Stoneman

ORDINANCE NO. 1388-Z

AMENDING CHAPTER 23

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 a 114.235 acre site along the north and south sides of Arrowood Road east of I-77 from R-9 to B-D(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on April 18, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9 to B-D(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

TRACT I:

BEGINNING at a point, said point being the most westerly corner of the Dennis Strickland property, tax parcel 167-205-41; 1) thence N.57-45-00W. 1175.78 feet; 2) thence N.49-30-00W. 529.45 feet; 3) thence N.29-30-00E. 111.09 feet; 4) thence S.86-48-00E. 455.00 feet; 5) thence N.85-53-00E. 1099.67 feet; 6) thence S.10-15-00W. 692.92 feet; 7) thence S.10-16-00W. 446.35 feet to the point or place of BEGINNING.

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TRACT II:

BEGINNING at a point, said point being the most northwesterly corner of the City of Charlotte property, tax parcel 203-181-01; 1) thence S.10-16-00W. 122.94 feet; 2) thence S.31-30-00W. 1829.87 feet; 3) thence N.48-56-00W. 527.50 feet; 4) thence N.47-52-00W. 982.00 feet; 5) thence S.84-37-30W. 335.30 feet; 6) thence N.32-23-00E. 2373.00 feet; 7) thence S.72-07-40E. 529.14 feet; 8) thence S.57-45-00E. 1200.00 feet to the point or place of BEGINNING.

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.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at page 118-119.

Pat Sharkey
City Clerk

July 18, 1983
Ordinance Book 32 - Page 120

Petition No. 83-27
Charlotte Historic
District Commission

Ordinance No. 1389-Z

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

An Ordinance Amending the City Code
with respect to the Zoning Ordinance
to establish the Dilworth Historic
District

WHEREAS, the City Council of the City of Charlotte in considering the area described in Section 1. below for designation as a Historic District as authorized by Chapter 23, Section 23-37 of the City Code finds that the Charlotte-Mecklenburg Planning Commission has made an investigation and reported on the historic significance of the buildings, structures, features, sites or surroundings included in the proposed district, and has prepared a description of the boundaries of such district; and

WHEREAS, the City Council finds that the Department of Cultural Resources, acting through such agent or employee as may be designated by its Secretary, has had an opportunity to make an analysis of and recommendations concerning such report and description of proposed boundaries in accordance with State law; and

WHEREAS, the City Council finds that the area, structures, sites or objects within the proposed district are significant elements of the cultural, social, economic, political or architectural history of the City; and

WHEREAS, the City Council finds that the conservation of such district shall provide for the education, pleasure and enhancement of all residents of the City.

NOW, THEREFORE, be it ordained by the City Council of the City of Charlotte:

Section 1. That, pursuant to the provisions of Chapter 23, Section 23-37 of the Code of the City of Charlotte, the following described area is hereby designated the Dilworth Historic District:

BEING various tracts of land located in the Dilworth area of the City of Charlotte and more specifically shown on the attached map.

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

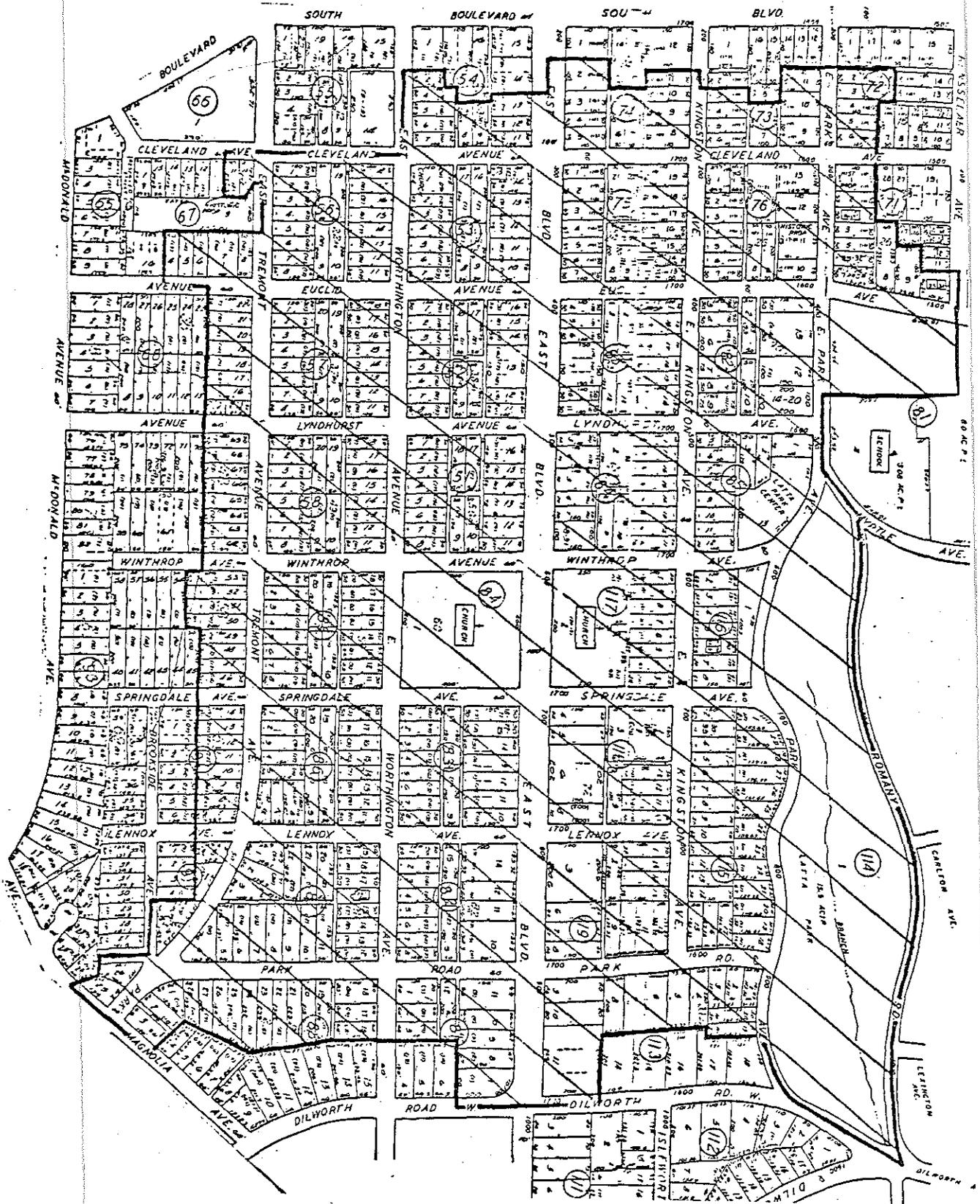
Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, the reference having been made in Minute Book 80, and recorded in full in Ordinance Book 32, at Page 120-121

Pat Sharkey
City Clerk

July 18, 1983
Ordinance Book 32 - Page 121



July 18, 1983
Ordinance Book 32 - Page 122

Petition No. 83-30
Carolina Tennis Partners

ORDINANCE NO. 1390-Z

AMENDING CHAPTER 23

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 a .222 acre site at the Charlotte Tennis Club along Sharon Lakes Road off Sharon Road West from R-9 and R-9MF to B-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on May 16, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9MF to B-2(CD) on the Official Zoning Map, City of Charlotte, N. C. the following described property:

TRACT ONE:

BEGINNING at a concrete monument located in the southerly line of the property of Carolina Tennis Partners as described in that certain deed dated October 1, 1982 from John P. Morrell, recorded in Book 4583 at page 125 in the Mecklenburg Registry, said Beginning Point being located the following two (2) courses and distances from the point of intersection of the easterly margin of Sharon Lakes Road with the northerly margin of Sharon Road West: (1) along the easterly margin of Sharon Lakes Road in a northerly direction 326.03 feet to an old iron, a corner of the property of Carolina Tennis Partners, as aforesaid; thence (2)

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with a line of the property of Carolina Tennis Partners S.63-52-99E. 180.60 feet to the point or place of Beginning; and running thence from said Beginning Point with three (3) lines of the property of Carolina Tennis Partners as described in the aforesaid deed as follows: (1) S.75-25-20E. 197.47 feet to an old iron; thence (2) N.14-34-10E. 492.58 feet to an old iron; thence (3) N.75-26-44W. 245.42 feet to an old iron; thence with a line of the property of Synco, Inc. N.44-12-34E. 394.00 feet to an old iron; thence a new line S.75-25-50E. 149.79 feet, crossing an iron to a point located in the center of Sugar Creek; thence S.14-34-10W. 991.70 feet to a point the the center of Sugar Creek; thence with a line of the property of Richard H. Jones (now or formerly) N.47-34-20W. crossing a concrete monument, 335.47 feet to the point or place of BEGINNING.

TRACT TWO:

BEGINNING at an old iron located in the northwesterly line of the property of Carolina Tennis Partners as described in that certain deed dated October 1, 1982 from John P. Morrell, recorded in Book 4583 at page 125 in the Mecklenburg Registry, said Beginning Point being located the following courses and distances from the intersection of the easterly margin of Sharon Lakes Road with the northerly margin of Sharon Road West: (1) in a northerly direction with the easterly margin of Sharon Lakes Road 326.03 feet to an old iron, a corner of the aforesaid property of Carolina Tennis Partners; thence (2) with three lines of the property of Carolina Tennis Partners as described in the aforesaid deed as follows: (i) with the easterly margin of the right-of-way of Sharon Lakes Road with the arc of a circular curve to the left having a radius of 220.52 feet, an arc distance of 143.33 feet to an old iron (the chord of said curve being N.9-32-04W. 140.82 feet); thence (ii) N.44-18-25E. 22.35 feet to an old iron; thence (iii) N.66-28E. 113.80 feet to the point of Beginning; and running thence from said Beginning Point with two lines of the property of Carolina Tennis Partners, as described in the aforesaid deed, as follows: (1) N.66-28E. 65.47 feet to an iron; thence (2) N.14-28-09E. 136.99 feet to an old iron; thence S.44-12-34W. 162.05 feet to a point; thence S.23-32W. 46.60 feet to the point or place of BEGINNING.

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.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 19 83, the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at page 122-123.

Pat Sharkey
City Clerk

July 18, 1983
Ordinance Book 32 Page 124

Petition No. 83-32
White-Forbes Group, Inc.

ORDINANCE NO. 1391-Z

AN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCE

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 a 2.58 acre site at Queens Road East and Queens Road across from Myers Park Baptist Church from R-12 to R-15MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on May 16, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-12 to R-15MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most north-westerly corner of the Mrs. Clara H. Carswell property, tax parcel 153-081-06; (1) thence R=2919.03 feet. 391.54 feet; (2) thence R=140.00 feet. 8.46 feet; (3) thence S.85-55-45E. 295.24 feet; (4) thence S.09-26-28E. 361.04 feet; (5) thence S.86-20-32W. 300.00 feet to the point or place of BEGINNING.

July 18, 1983

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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.

Approved as to form:

Henry W. Chastell Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, Ordinance Book 32, at page 124-125.

Pat Sharkey
Pat Sharkey, City Clerk

July 18, 1983
Ordinance Book 32 - Page 126

Petition No. 83-34
Dur-Ran Corporation

ORDINANCE NO. 1392-Z

AN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCE

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 a .425 acre site at the corner of Monroe Road and North Sharon Amity Road from B-1 to B-2(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on May 16, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from B-1 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most westerly corner of the Sara S. Thompson property, tax parcel 163-021-39; (1) thence S.57-42E. 196.61 feet; (2) thence S.30-54W. 94.00 feet; (3) thence N.57-45W. 177.08 feet; (4) thence R=20.00. 30.94 feet; (5) thence N.30-54E. 74.47 feet to the point or place of BEGINNING.

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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.

Approved as to form:

Henry W. Cladwell Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, Ordinance Book 32, at page 126-127

Pat Sharkey
Pat Sharkey, City Clerk

July 18, 1983
Ordinance Book 32 - Page 128

Petition No. 83-40
Nevins Center, Inc.

ORDINANCE NO. 1393-Z

AN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCE

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 a 26.54 acre site on the northerly side of Nevins Road about 2,896 feet east of Statesville Road from R-9 to Institutional (CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on June 20, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9 to Institutional (CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most southerly corner of the Harold Peterson and Margaret Norman property, tax parcel 45-291-5; (1) thence S.52-30-20W. 204.76 feet; (2) thence S.70-22-20W. 844.54 feet; (3) thence N.51-29-10W. 397.24 feet; (4) thence S.86-24-10W. 394.60 feet; (5) thence N.00-50-50W. 330.00 feet; (6) thence N.57-54-00E. 646-72 feet; (7) thence T=100.00 R=2406.84 L. 199.88; (8) thence N.2-39-30E. 304.10 feet; (9) thence S.43-06-10E. 392.08 feet; (10) thence S.42-54-10E. 600.33 to the point or place of BEGINNING.

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- 2 -

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.

Approved as to form:

Henry W. Zander, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983, Ordinance Book 32, at page 128-129.

Pat Sharkey
Pat Sharkey, City Clerk

July 18, 1983
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Petition No. 83-41
Southern Industrial Controls, Inc.

ORDINANCE NO. 1394-7

AN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCE

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 a .874 acre site located between Darby Avenue and Rozzelles Ferry Road at 3608 Rozzelles Ferry Road from B-2 to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on June 20, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from B-2 and I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

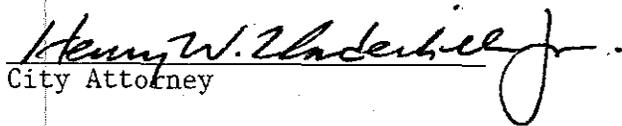
BEGINNING at a point, said point being the most northerly corner of the J. B. Hipp property, tax parcel 065-125-05; (1) thence S.43-20-58W. 148.47 feet; (2) thence S.48-40E. 42.0 feet; (3) thence S.52-40W. 179.5 feet; (4) thence following the easterly right-of-way of Rozzelles Ferry Road 150.0 feet; (5) thence N.57-23E. 169.4 feet; (6) thence N.43-14-29E. 129.8 feet; (7) thence following the western right-of-way of Darby Avenue 96.0 feet to the point or place of BEGINNING.

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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.

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 18th day of July, 19 83, Ordinance Book 32, at page 130-131


Pat Sharkey, City Clerk

July 18, 1983
Ordinance Book 32 - Page 132

Petition No. 83-42
First Colony Corp.

ORDINANCE NO. 1395-Z

AMENDING CHAPTER 23

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 a 3.0 acre site located at the corner of Woodlawn Road and Scaleybark Road from R-9 and R-9MF to R-9MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on June 20, 1983; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. The chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-9 and R-9MF to R-9MF(CD) on the Official Zoning Map, City of Charlotte, N.C. and following described property

BEGINNING at a point, said point being the most westerly corner of the Alton J. Cottier property, tax parcel 149-201-01;

- | | | | |
|----|--------|----------------|--------------|
| 1) | Thence | N. 78-41-50W. | 69.96 feet; |
| 2) | Thence | N. 79-21-50W. | 33.18 feet; |
| 3) | Thence | R= 302.0 feet. | 289.69 feet; |
| 4) | Thence | N. 10-25-05W. | 316.34 feet; |
| 5) | Thence | N. 78-21-05E. | 208.0 feet; |
| 6) | Thence | S. 11-58-55E. | 160.0 feet; |
| 7) | Thence | N. 78-33-25E. | 38.56 feet; |
| 8) | Thence | S. 13-26-35E. | 385.36 feet; |
| 9) | Thence | N. 84-48-20E. | 44.63 feet; |

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10) Thence S. 08-03-30W. 92.50 feet;

to the point of place of BEGINNING.

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.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 1983. the reference having been made in Minute Book 80, and is recorded in full in Ordinance Book 32, at page 132-133.

Pat Sharkey
City Clerk