

APPROVED BY CITY COUNCIL

CITY CD

DATE

July 20, 1998

Petition No. 98-25  
Nasir Ahmad

ORDINANCE NO. 1074-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 2.05 acres located on the south side of US Highway 29, west of the proposed I-485, and near Wheelington Mobile Home Park; 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 March 16, 1998; 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-MH to O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

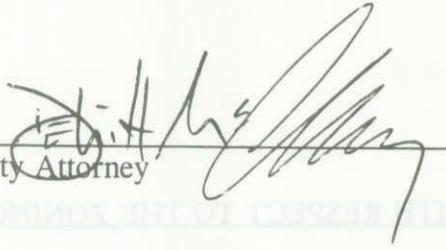
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 604-606B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

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

SEE ATTACHED

-continued-

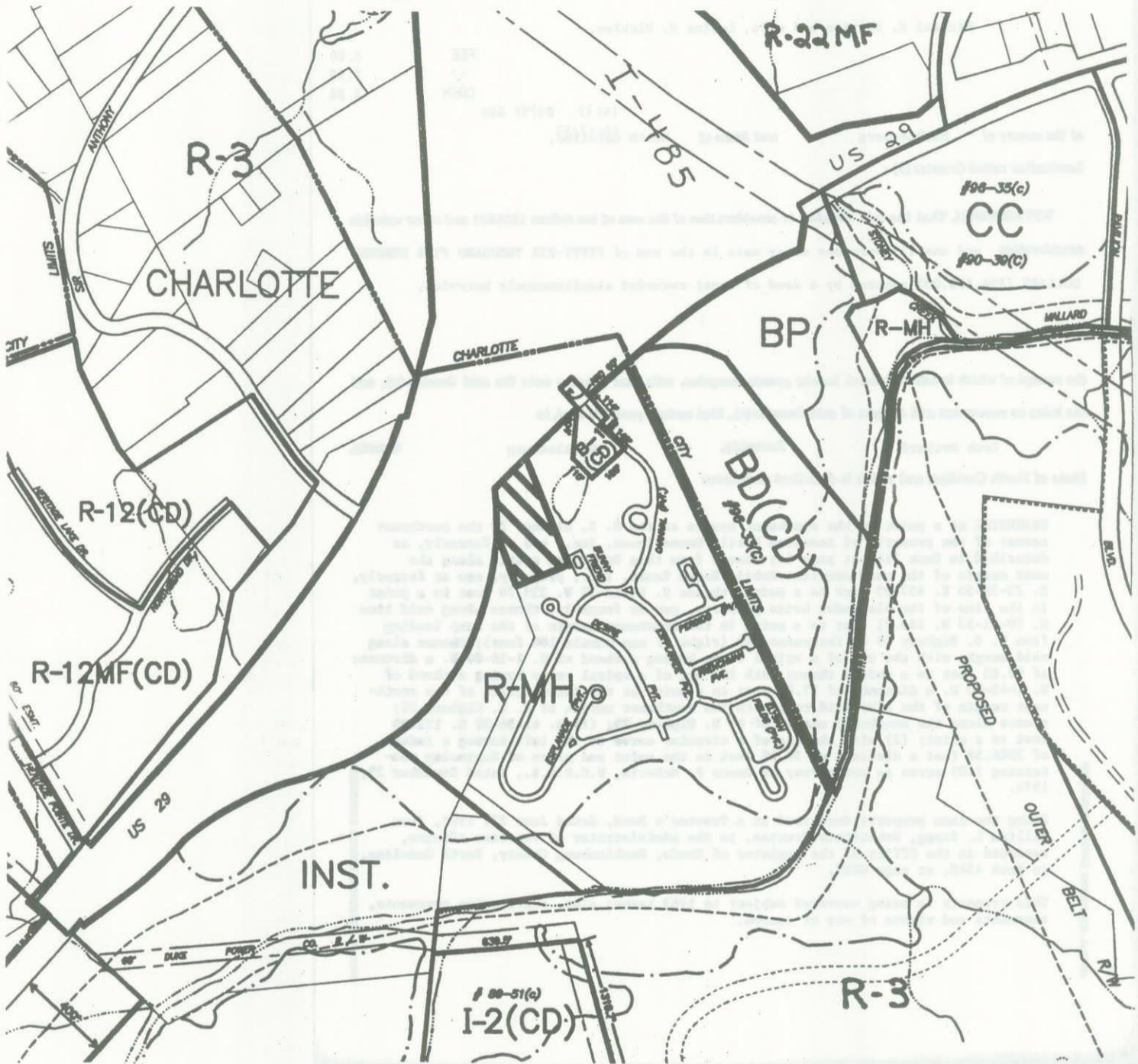
Petitioner: Nasir Ahmad

Hearing Date: March 16, 1998

Zoning Classification (Existing): R-MH

Zoning Classification (Requested): ~~B-2~~ C-1 (CD)

Location: Approximately 2.05 acres located on the south side of US Highway 29, west of the proposed I-485, and near Wheelingtown Mobile Home Park.



Zoning Map #(s): 54

Scale: No Scale

DRAWN BY: JOHN S. GROVES, ATTORNEY-  
Veterans Administration

DEED BOOK | PAGE |  
4734 0730

STATE OF NORTH CAROLINA

MECKLENBURG County.

PRESENTED FOR REGISTRATION  
OCT 17 1 44 PM '83  
CHARLES E. WOODR  
REGISTER OF DEEDS  
MECKLENBURG CO. N.C.

98 25

July 20, 1998  
Ordinance Book 48,  
Page 606A

This Deed, Made this 12th day of October, A. D. 1983, by and between

Harry N. Walters, as Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans' Administration, Washington, District of Columbia 20420, acting herein by the undersigned Loan Guaranty Officer,

hereinafter called Grantor, and Michael E. Hicklen and wife, Ludina M. Hicklen,

FEE 8.00  
<> 8.00  
CASH 8.00

14133 #9758 000

of the county of Mecklenburg and State of North Carolina,

hereinafter called Grantee(s):

WITNESSETH, That the said Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable consideration and one (1) purchase money note in the sum of FIFTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$56,500.00) secured by a deed of trust recorded simultaneously herewith,

the receipt of which is acknowledged, hereby grants, bargains, sells, and conveys unto the said Grantee(s), and the heirs or successors and assigns of said Grantee(s), that certain parcel of land, in

Crab Orchard Township, Mecklenburg County, State of North Carolina, and which is described as follows:

BEGINNING at a point on the southeast margin of the U. S. Highway 29 the northwest corner of the property of American Mobile Homes Towns, Inc., now or formerly, as described in Book 3146 at page 13; thence from this Beginning point, along the west margin of the said American Mobile Homes Towns, Inc., property, now or formerly, S. 23-38-30 E. 457.95 feet to a point; thence S. 64-12-35 W. 235.74 feet to a point in the line of the Alexander heirs property, now or formerly, thence along said line N. 19-41-53 W. 263.71 feet to a point in the southeast margin of the ramp leading from U. S. Highway 29 to Interstate 85 (right of way equals 100 feet); thence along said margin with the arc of a spiral curve having a chord of N. 1-16-00 W. a distance of 99.85 feet to a point; thence with the arc of a spiral curve having a chord of N. 1-45-00 W. a distance of 37.81 feet to a point at the intersection of the southeast margin of the aforesaid ramp with the southeast margin of U. S. Highway 29; thence along the southeast margin of U. S. Highway 29; (1) N. 41-36-00 E. 151.05 feet to a point; (2) with the arc of a circular curve to the left having a radius of 5586.58 feet a distance of 30.96 feet to the point and place of Beginning containing 2.05 acres as per survey of Reece F. McRorie, N.C.R.L.S., dated November 29, 1976.

Being the same property described in a Trustee's Deed, dated June 23, 1982, from William L. Stagg, Substitute Trustee, to the Administrator of Veterans Affairs, recorded in the Office of the Register of Deeds, Mecklenburg County, North Carolina, in Book 4548, at page 0887.

This property is being conveyed subject to 1983 taxes; also, restrictive covenants, easements and rights of way of record.

INITIAL BELIEVERS BEFORE EXECUTION

INITIAL BELIEVERS BEFORE EXECUTION

APPROVED BY CITY COUNCIL

July 20, 1998  
Ordinance Book 48, Page 606B

DATE

July 20, 1998

Petition No. 98-25  
Nasir Ahmad

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Nasir Ahmad and successors-in-interest of the property described as tax parcel 051-033-01 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

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

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

APPROVED BY CITY COUNCIL  
DATE July 20, 1998

CITY CD \_\_\_\_\_

Petition No. 98-40  
Sam's Mart

ORDINANCE NO. 1075-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 6.3 acres located on the north side of University City Boulevard (Hwy 49) west of the intersection with Pavilion Boulevard and adjacent to the Back Creek Shopping Centre; 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 18, 1998; 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 B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

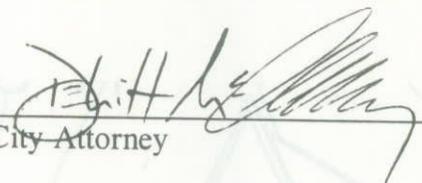
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 607-609B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

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

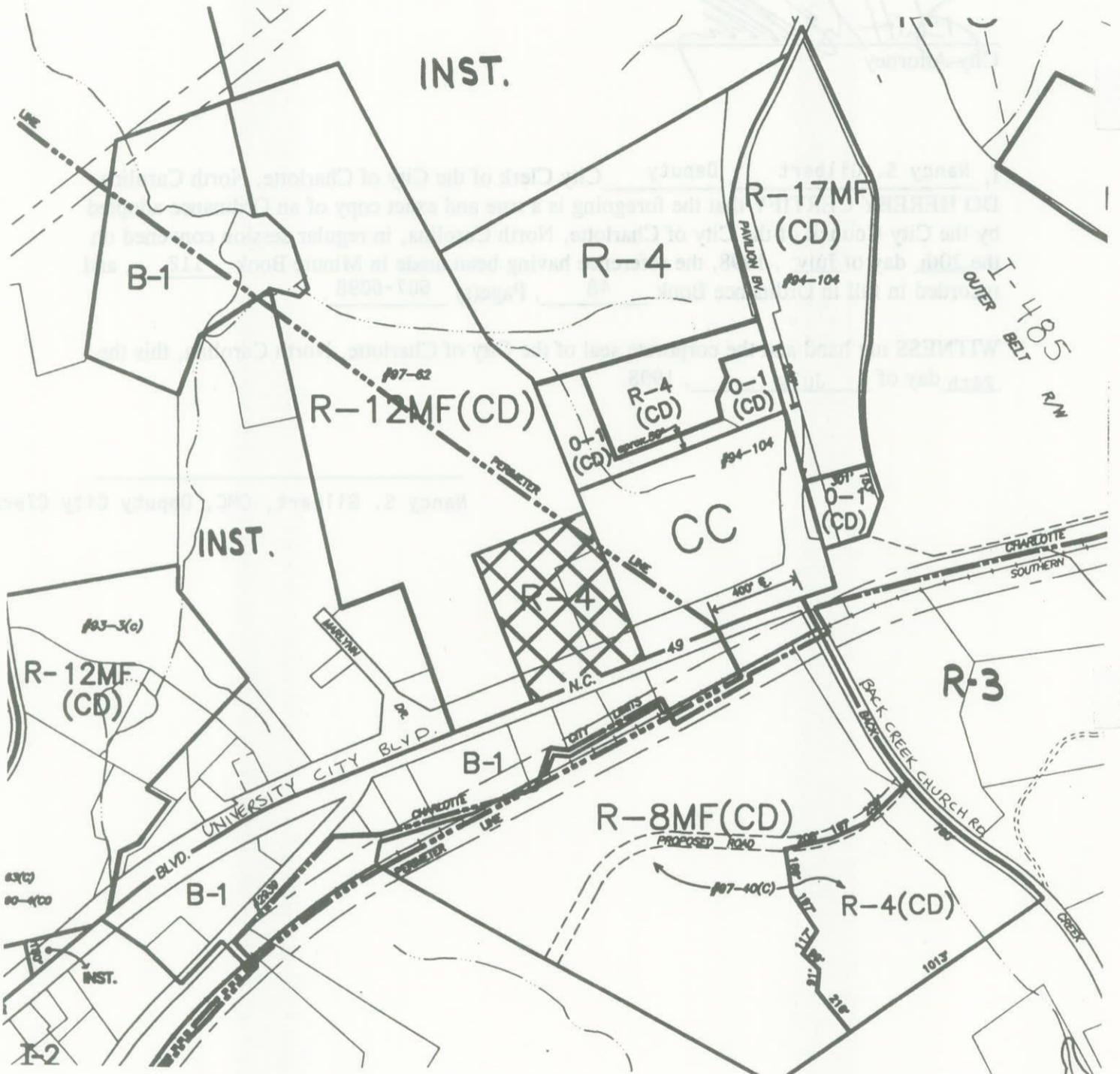
Petitioner: Sam's Mart

Hearing Date: April 20, 1998

Zoning Classification (Existing): R-4

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

Location: Approximately 6.3 acres located on the north side of University City Boulevard (Hwy 49) west of the intersection with Pavilion Boulevard and adjacent to the Back Creek Shopping Centre.



Zoning Map #(s): 57

Scale: No Scale

98-40

**Legal Description**

LYING AND BEING in Mecklenburg County, State of North Carolina, and being more particularly described as follows:

BEGINNING AT A POINT in the northerly margin of the University City Boulevard (N.C. Highway 49) which point is also in the easterly boundary of the property of William W. Waters (now or formerly) as more particularly described in Deed Book 5396, page 881 and running thence N 19-34-23 W 552.82 feet to a point; thence N 69-00-00 E 487.61 feet to a point; thence along the westerly boundary of the property of Bert Associates (now or formerly) as described in Deed Book 7071, page 270, the following two (2) courses and distances: (1) S 21-11-38 E 171.30 feet to a point; (2) S 21-07-37 E 380.73 feet to a point in the aforesaid University City Blvd. right-of-way margin; thence along the right-of-way margin S 68-55-43 W 502.08 feet to the POINT AND PLACE OF BEGINNING. Containing 6.274 acres, more or less, as shown on the Technical Data Sheet of Sam's Mart, dated December 19, 1997.

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.

**APPROVED BY CITY COUNCIL**

DATE July 20, 1998

Petition No. 98-40  
Sam's Mart

### PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Sam's Mart and successors-in-interest of the property described as tax parcels 051-011-19 and 051-011-20 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD) on the official zoning map.

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

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

**APPROVED BY CITY COUNCIL**

CITY CD DATE

July 20, 1998

Petition No. 98-45

William Trotter Development Company

ORDINANCE NO. 1076-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 14.4 acres located on the west side of Weddington Road just south of Interstate 485; 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 18, 1998; 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 O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

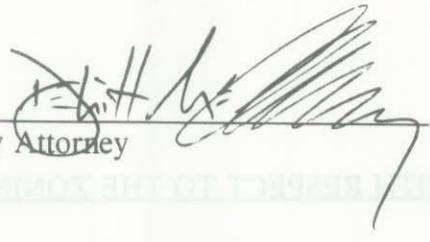
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

APPROVED BY CITY COUNCIL

APPROVED AS TO FORM:

  
City Attorney

CITY CD DATE July 20, 1998  
ORDINANCE NO. 1078-2

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 610-612A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

Nancy S. Gilbert, CMC, Deputy City Clerk

SEE ATTACHED

continued

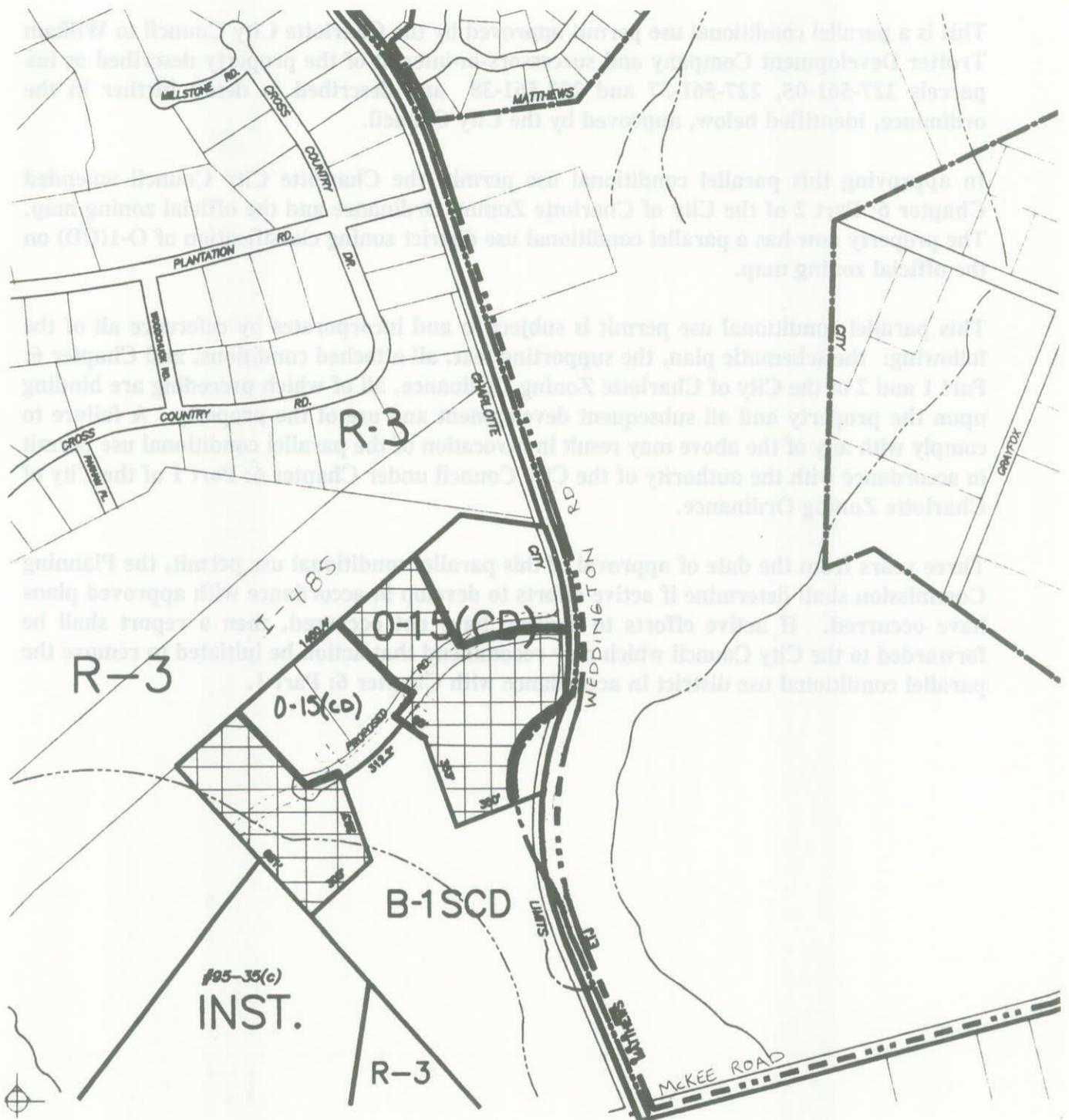
**Petitioner:** William Trotter Development Company

**Hearing Date:** May 18, 1998

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

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

**Location:** Approximately 14.4 acres located on the west side of Weddington Road just south of Interstate 485.



Zoning Map #(s): 164

Scale: No Scale

**APPROVED BY CITY COUNCIL**

**DATE** July 20, 1998

Petition No. 98-45  
William Trotter Development Company

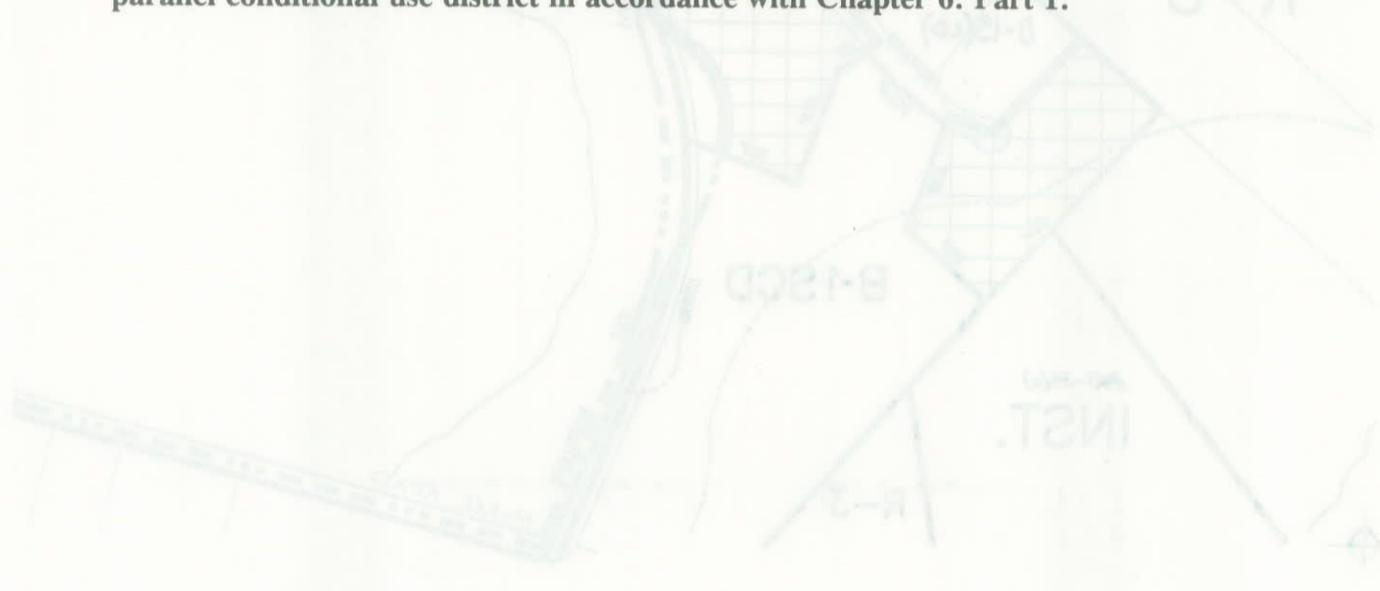
## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to William Trotter Development Company and successors-in-interest of the property described as tax parcels 227-561-05, 227-561-37 and 227-561-38 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

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

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



**APPROVED BY CITY COUNCIL**

CITY CD \_\_\_\_\_ DATE July 20, 1998 Petition No. 98-51  
Exxon Company USA

ORDINANCE NO. 1077-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 2.0 acres located on the north side of University City Boulevard (NC 49) between Pavilion Boulevard and Interstate 485; 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 18, 1998; 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(CD) to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

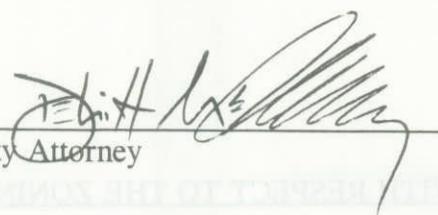
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

APPROVED BY CITY COUNCIL

APPROVED AS TO FORM:

  
City Attorney

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 613-615A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

Nancy S. Gilbert, CMC, Deputy City Clerk

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6...  
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(CD) to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:  
SEE ATTACHED  
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.  
Section 3. That this ordinance shall become effective upon its adoption.

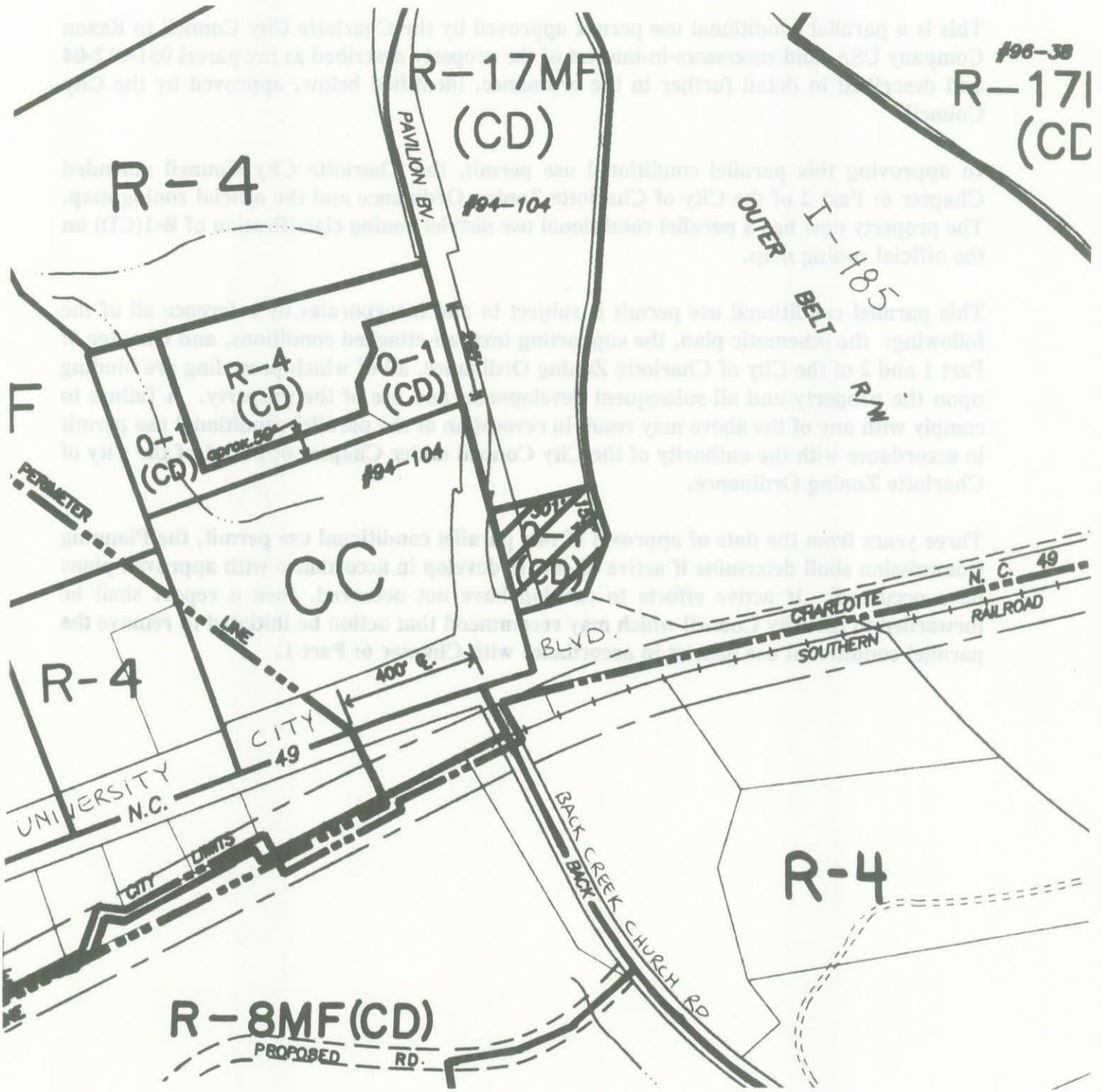
Petitioner: Exxon Company USA

Hearing Date: May 18, 1998

Zoning Classification (Existing): O-1(CD)

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

Location: Approximately 2.0 acres located on the north side of University City Boulevard (NC 49) between Pavilion Boulevard and Interstate 485.



Zoning Map #(s): 57

Scale: 1" = 400'

**APPROVED BY CITY COUNCIL**

DATE July 20, 1998

Petition No. 98-51  
Exxon Company USA

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Exxon Company USA and successors-in-interest of the property described as tax parcel 051-012-04 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD) on the official zoning map.

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

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

**APPROVED BY CITY COUNCIL**

CITY CD \_\_\_\_\_ DATE July 20, 1998

Petition No.98-53  
Frank M. Burgess, Jr.

ORDINANCE NO. 1078-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 1.2 acres located on the southeast corner of Park South Drive and Pine Valley 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 15, 1998; 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) 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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 616-618B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

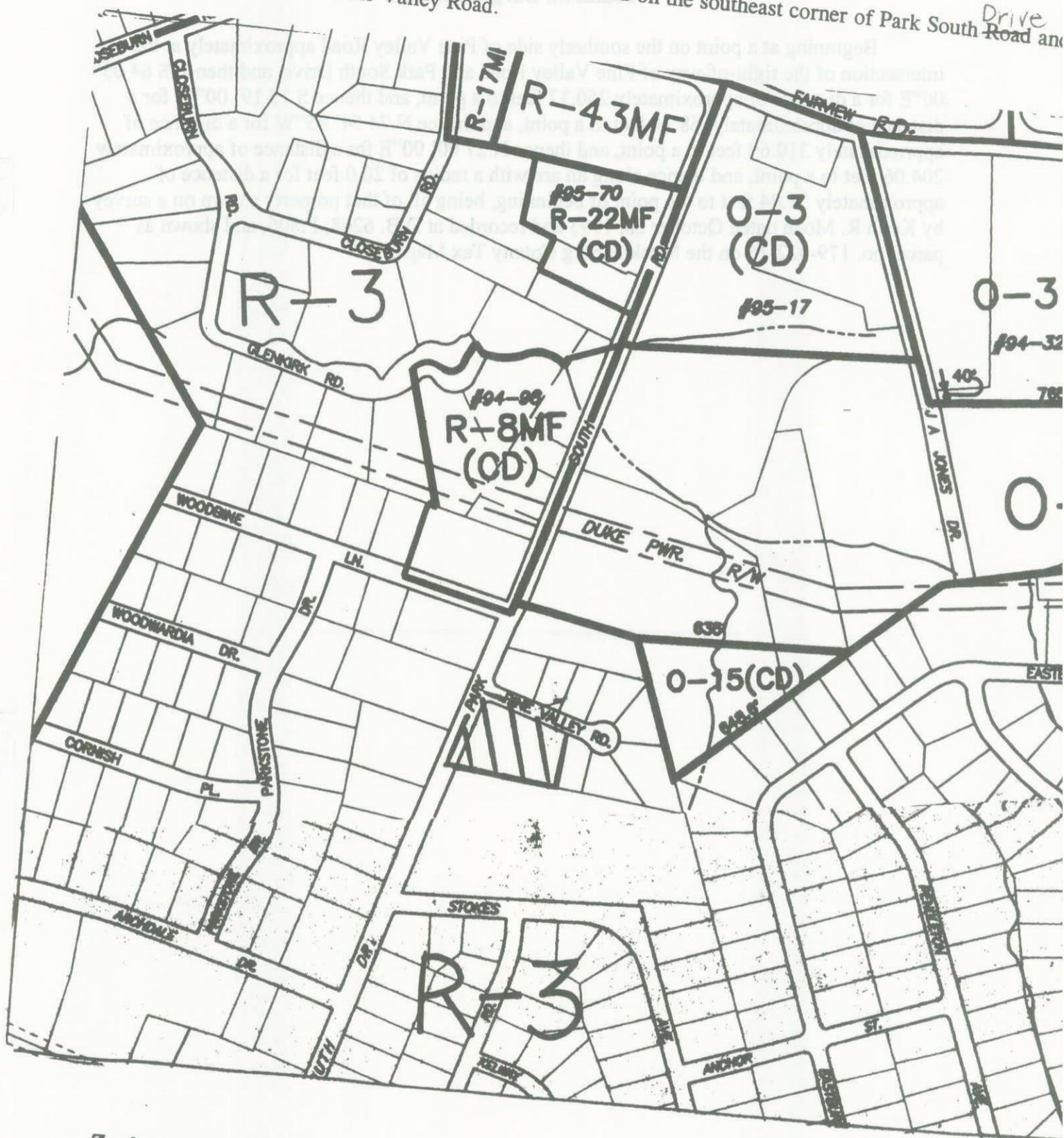
\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

SEE ATTACHED

-continued-

Petitioner: Frank M. Burgess, Jr.  
Hearing Date: June 15, 1998  
Zoning Classification (Existing): R-3  
Zoning Classification (Requested): R-8(CD)  
Location: Approximately 1.2 acres located on the southeast corner of Park South Drive and Pine Valley Road.

July 20, 1998  
Ordinance Book 48, Page 618



Zoning Map #(s): 135, (147)

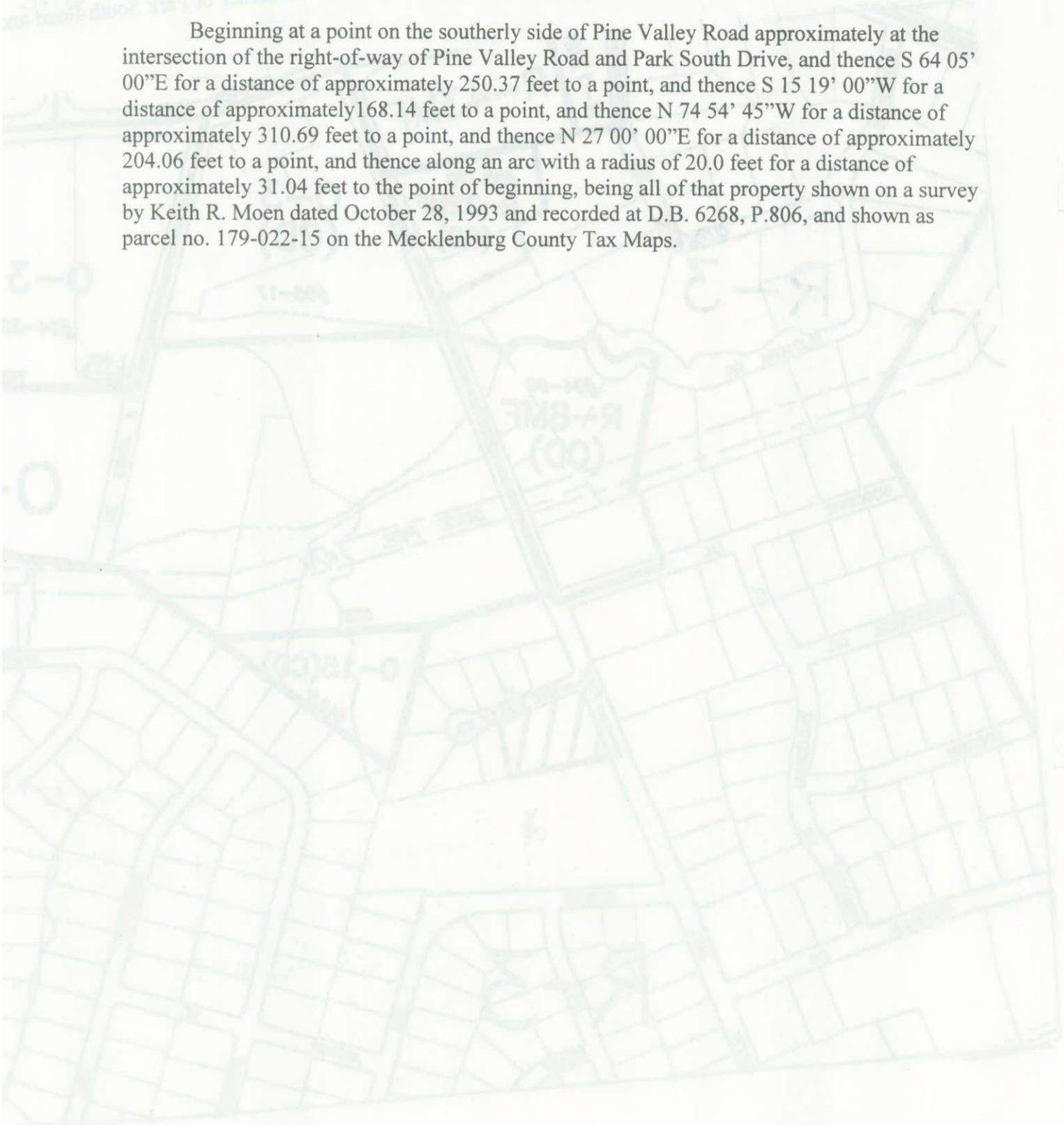
Scale: 1" = 400'

98 53

**Legal Description**

**Frank M. Burgess, Jr. Site**

Beginning at a point on the southerly side of Pine Valley Road approximately at the intersection of the right-of-way of Pine Valley Road and Park South Drive, and thence S 64 05' 00"E for a distance of approximately 250.37 feet to a point, and thence S 15 19' 00"W for a distance of approximately 168.14 feet to a point, and thence N 74 54' 45"W for a distance of approximately 310.69 feet to a point, and thence N 27 00' 00"E for a distance of approximately 204.06 feet to a point, and thence along an arc with a radius of 20.0 feet for a distance of approximately 31.04 feet to the point of beginning, being all of that property shown on a survey by Keith R. Moen dated October 28, 1993 and recorded at D.B. 6268, P.806, and shown as parcel no. 179-022-15 on the Mecklenburg County Tax Maps.



Scale 1" = 400'

zoning map 5/91: 132 (147)

**APPROVED BY CITY COUNCIL**

**DATE** July 20, 1998

Petition No. 98-53  
Frank M. Burgess, Jr.

**PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Frank M. Burgess, Jr. and successors-in-interest of the property described as tax parcel 179-022-15 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.

SEE ATTACHED

APPROVED BY CITY COUNCIL

DATE July 20, 1998

CITY CD \_\_\_\_\_

Petition No. 98-58  
Grubb & Ellis Bissell Patrick and  
Wachovia Bank, N.A.

ORDINANCE NO. 1079-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 5.075 acres located on the southeast corner of Sharon Road and Coltsgate 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 15, 1998; 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 O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

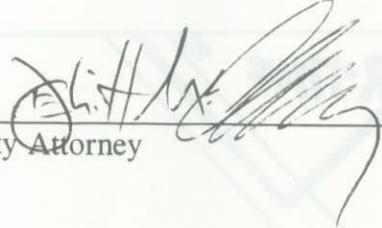
SEE ATTACHED

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

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

-continued-

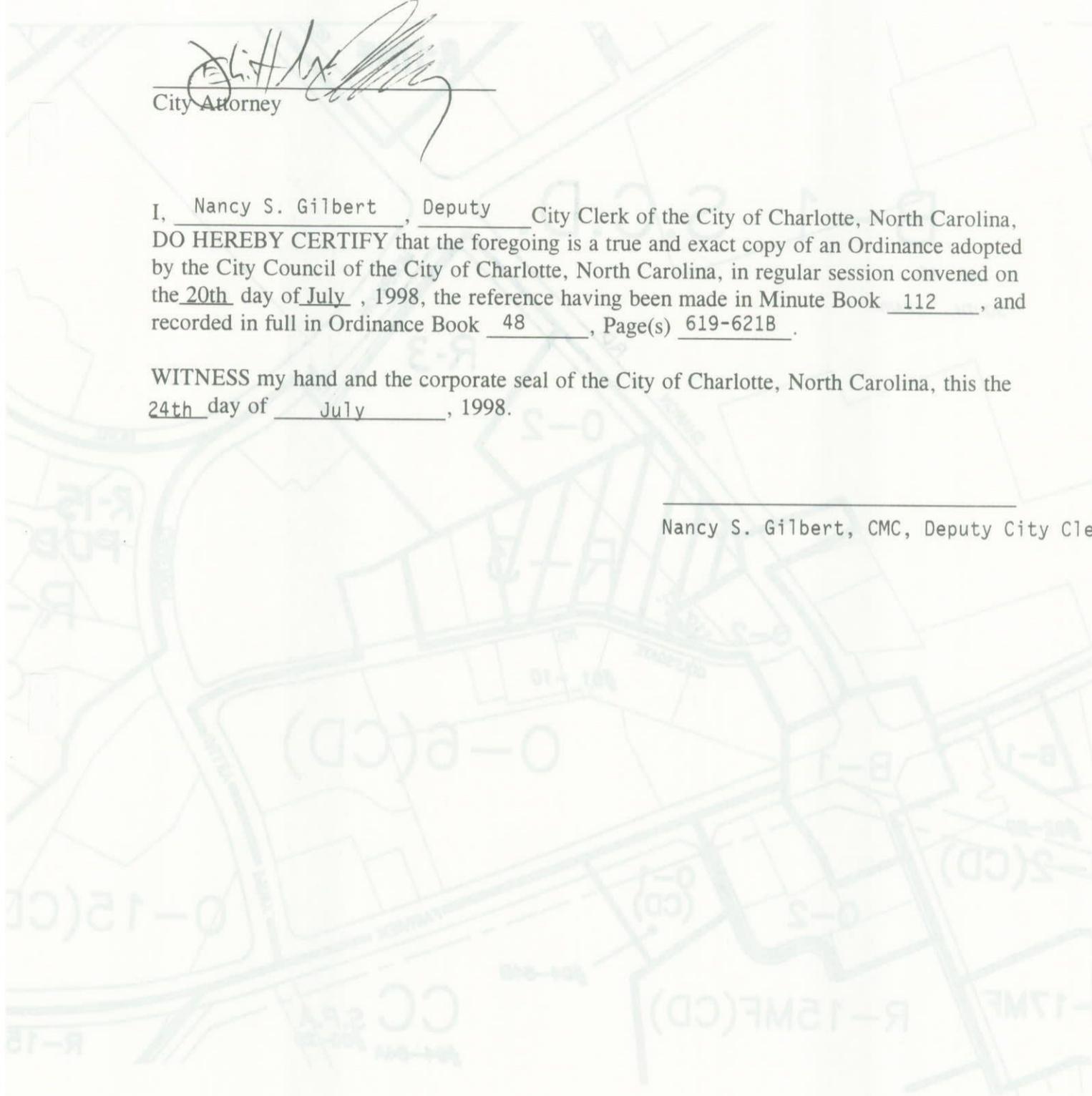
APPROVED AS TO FORM:

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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 619-621B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

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



Scale: 1" = 400'

Zoning Map (sh): 132

Petition #: 98-58

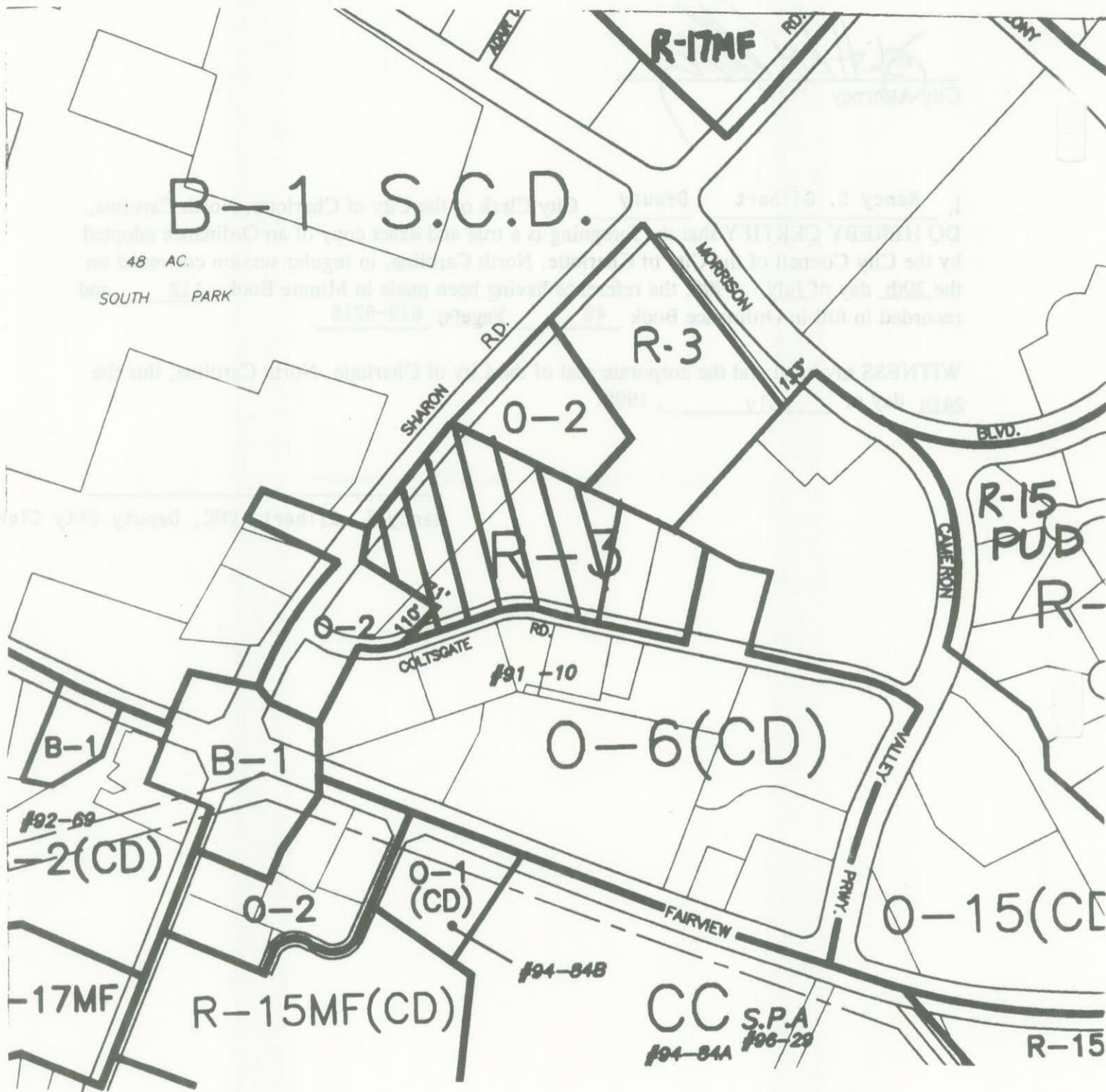
Petitioner: Grubb & Ellis Bissell <sup>Patrick</sup> and Wachovia Bank, N.A.

Hearing Date: June 15, 1998

Zoning Classification (Existing): R-3

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

Location: Approximately 5.1 acres located on the eastern side of Sharon Road just north of Coltsgate Road.



Zoning Map #(s): 135

Scale: 1" = 400'

APPROVED BY CITY COUNCIL  
DATE  
98-50

LEGAL DESCRIPTION

Beginning at a point located on the Southeasterly margin of the right-of-way for Sharon Road at the Northeastern corner of the property conveyed to Bissell Porter One, LLC under deed recorded in Book 7784 at Page 478 in the Mecklenburg County, North Carolina Public Registry and running thence from said Beginning Point, South 61-04-54 East 257.26 feet; thence South 41-00-45 West 110.47 feet to a point located in the Northern margin of the right-of-way for Coltsgate Road; thence with said Northern margin North 72-47-51 East 213.41 feet; thence with the arc of a circular curve to the right having a radius of 384.57 feet an arc distance of 168.07 feet to a point; thence North 2-37-36 West 49.96 feet; thence North 52-38-24 West 11.71 feet to a point; thence 42-54-50 East 311.21 feet to a point located on a line of the Sharon United Methodist Church; thence North 59-20-20 West 448.93 feet to a point located in the Southeastern margin of Sharon Road; thence with said margin South 42-54-30 West 366.63 feet; thence with the arc of a circular curve to the left having a radius of 2251.83 feet an arc distance of 143.71 feet to the point or place of the Beginning; containing 5.075 acres, more or less, all according to a survey prepared by Mitchell W. Davis, N.C.R.L.S., on February 12, 1998, as revised on February 27, 1998.

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.

**APPROVED BY CITY COUNCIL**

**DATE** July 20, 1998

Petition No. 98-58

Grubb & Ellis Bissell Patrick and Wachovia  
Bank, N.A.

### PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Grubb & Ellis Bissell Patrick and Wachovia Bank, N.A. and successors-in-interest of the property described as tax parcels 183-131-04 and 183-131-06 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 O-1(CD) on the official zoning map.

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

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

**APPROVED BY CITY COUNCIL**

**DATE** July 20, 1998

CITY CD

Petition No.98-61  
Motel 6 Operating L.P.

ORDINANCE NO. 1080-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 5.9 acres located on the northwest corner of Sloan Drive and Interstate 85 South Service 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 15, 1998; and

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

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

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

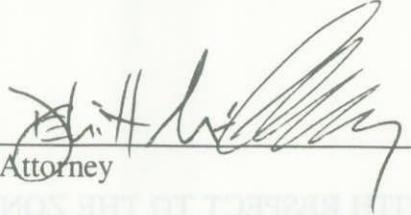
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 622-624B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

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

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-

Petition #: 98-61

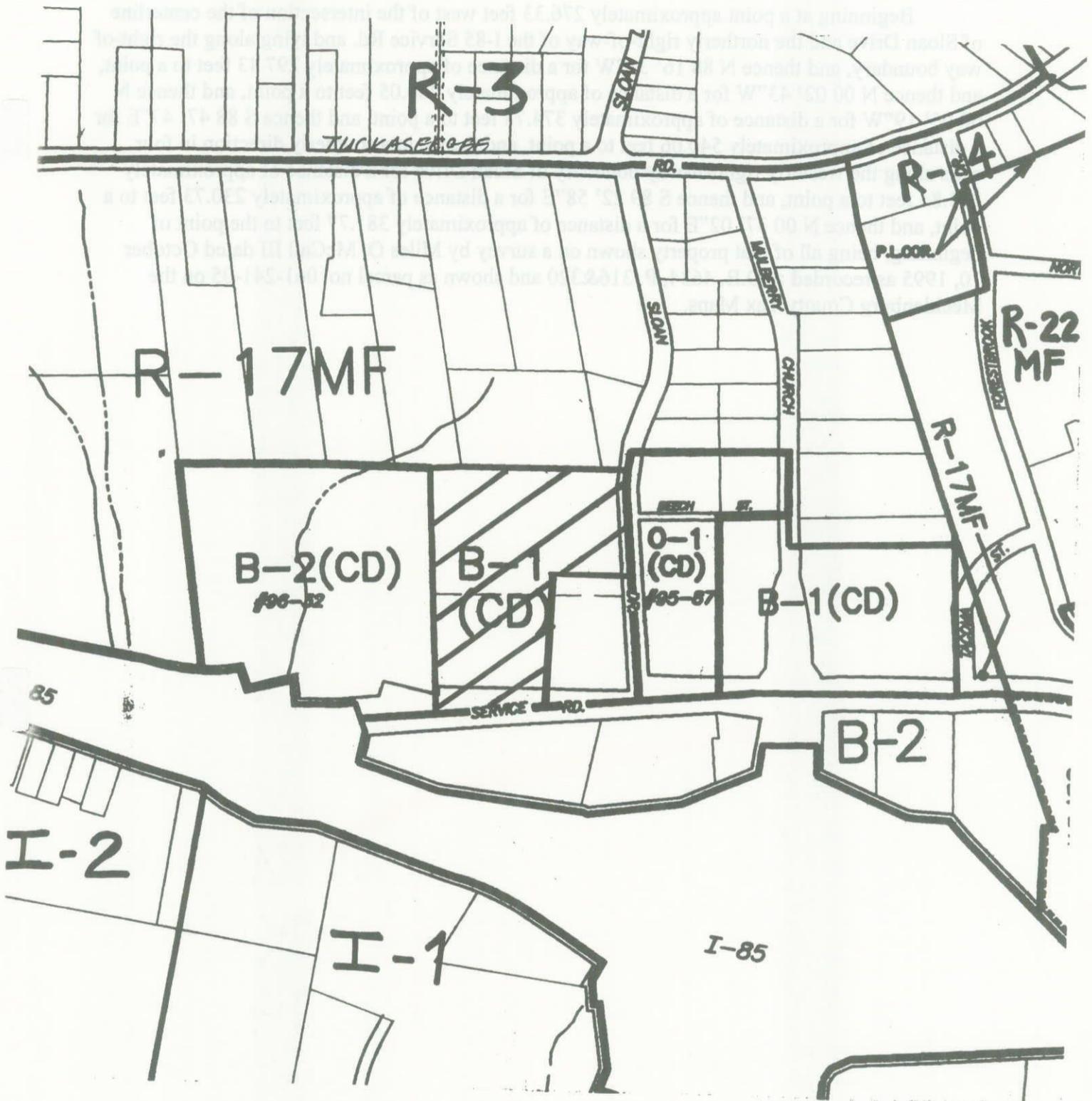
Petitioner: Motel 6 Operating L.P.

Hearing Date: June 15, 1998

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

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

Location: Approximately 5.9 acres located on the northwest corner of Sloan Drive and Interstate 85 South Service Road.



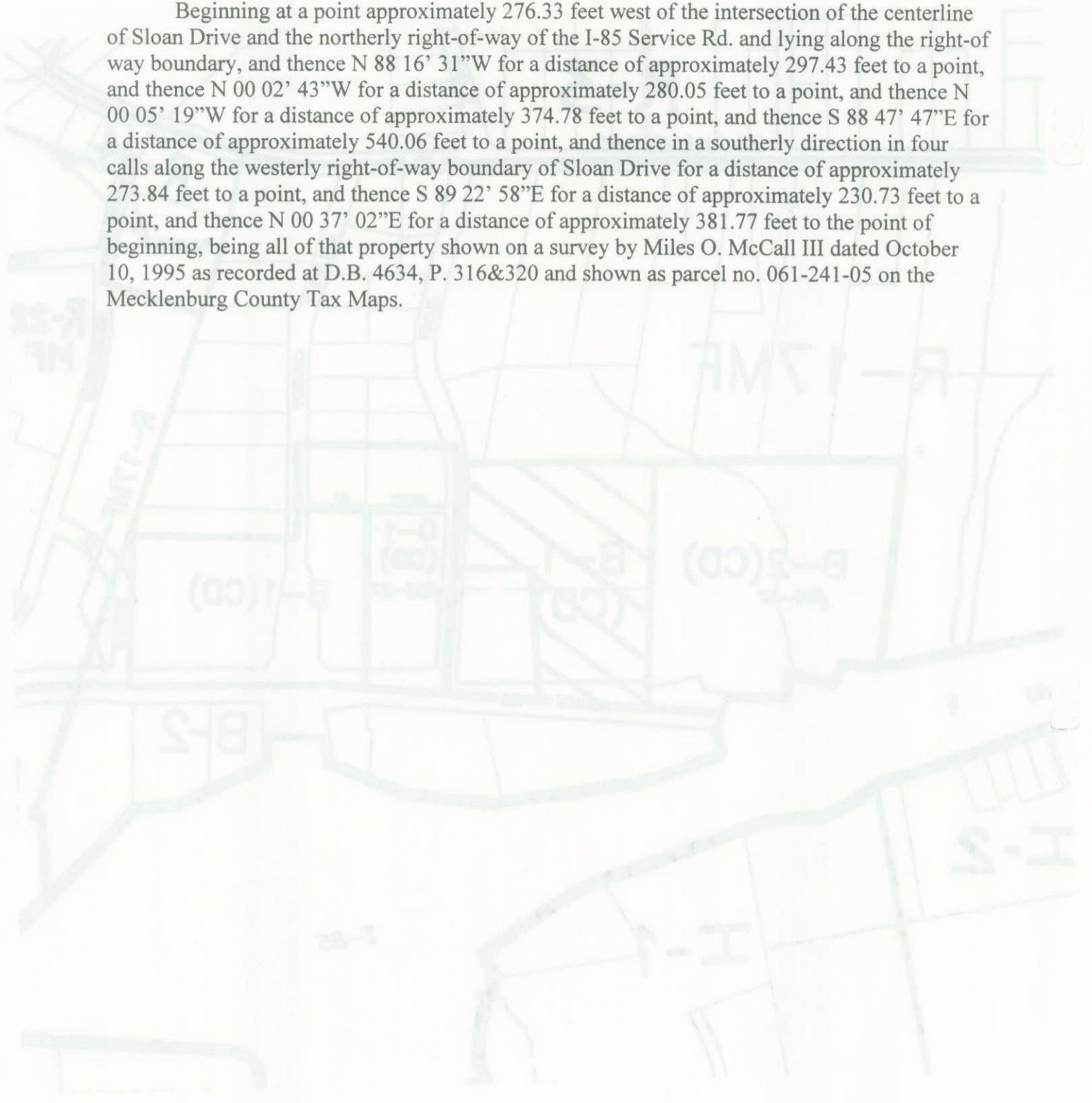
Zoning Map #(s): 86

Scale: 1" = 400'

**Legal Description**

**Motel 6 Site on I-85 Service Rd. at Sloan Drive.**

Beginning at a point approximately 276.33 feet west of the intersection of the centerline of Sloan Drive and the northerly right-of-way of the I-85 Service Rd. and lying along the right-of-way boundary, and thence N 88 16' 31"W for a distance of approximately 297.43 feet to a point, and thence N 00 02' 43"W for a distance of approximately 280.05 feet to a point, and thence N 00 05' 19"W for a distance of approximately 374.78 feet to a point, and thence S 88 47' 47"E for a distance of approximately 540.06 feet to a point, and thence in a southerly direction in four calls along the westerly right-of-way boundary of Sloan Drive for a distance of approximately 273.84 feet to a point, and thence S 89 22' 58"E for a distance of approximately 230.73 feet to a point, and thence N 00 37' 02"E for a distance of approximately 381.77 feet to the point of beginning, being all of that property shown on a survey by Miles O. McCall III dated October 10, 1995 as recorded at D.B. 4634, P. 316&320 and shown as parcel no. 061-241-05 on the Mecklenburg County Tax Maps.



Scale 1" = 400'

Zoning Map No: 35

**APPROVED BY CITY COUNCIL**

DATE July 20, 1995

Petition No. 98-61  
Motel 6 Operating L.P.

**PARALLEL CONDITIONAL USE PERMIT**

This is a parallel conditional use permit approved by the Charlotte City Council to Motel 6 Operating L.P. and successors-in-interest of the property described as tax parcel 061-241-05 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

SEE ATTACHED

-continued-

APPROVED BY CITY COUNCIL

DATE July 20, 1998

CITY CD \_\_\_\_\_

Petition No. 98-74  
The FWA Group, Harry D. Sherrill, Jr.

ORDINANCE NO. 1081-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 0.77 acres located on the southwest corner of West Stonewall Street, Church Street and Poplar 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 June 15, 1998; and

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

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

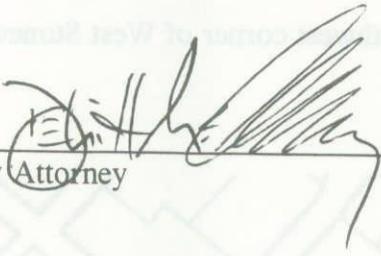
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from UMUD to UMUD-O on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

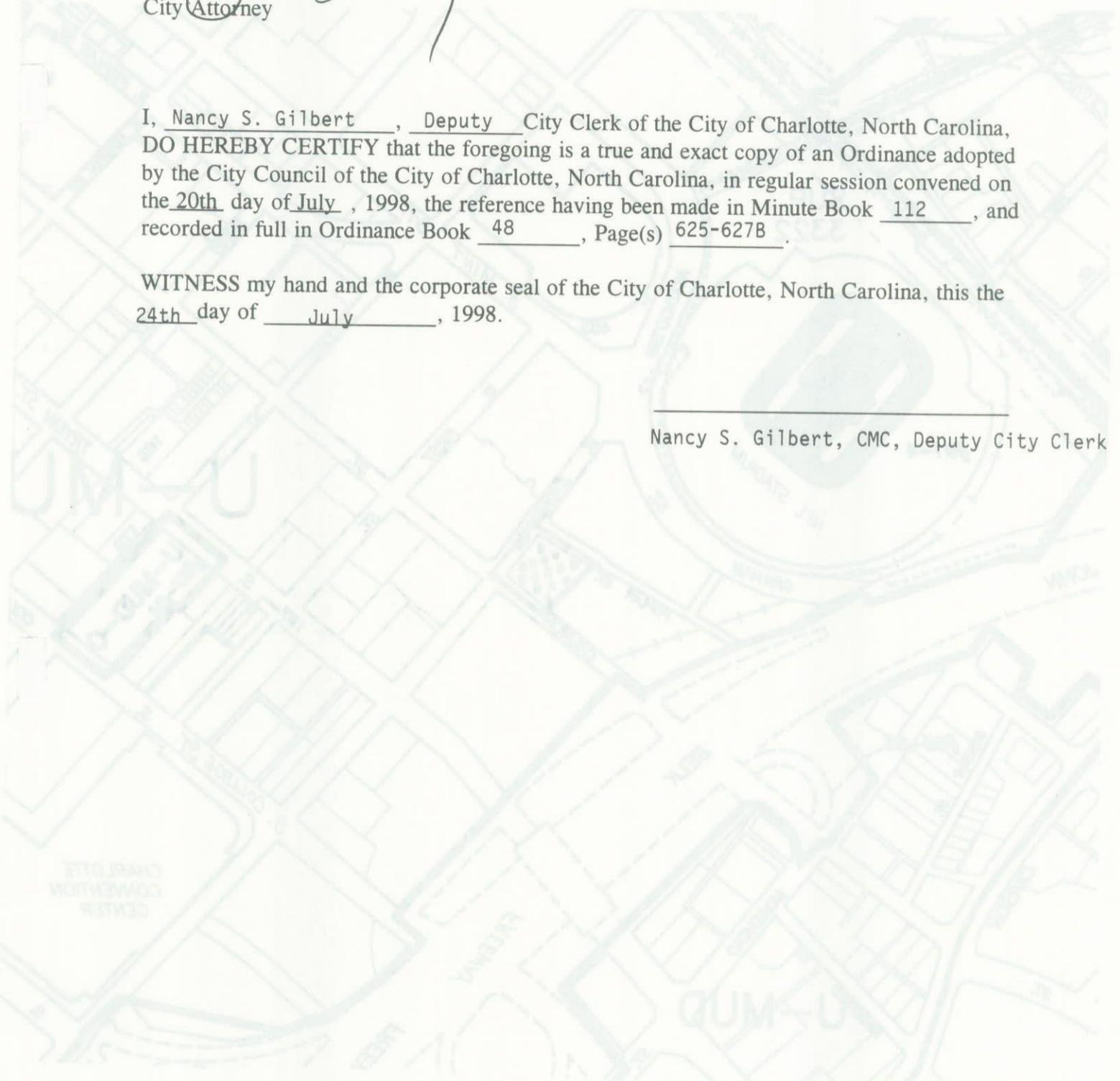
APPROVED AS TO FORM:

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

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, Page(s) 625-627B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of July, 1998.

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



Scale: 1" = 400'

zoning Map No): 102





ARCHITECTS

Design  
Planning  
Interior Design  
Landscape Design

98-74

Attachment #5  
28 April 1998  
Project No. 1867.19A

**The Knight Publishing Company, Inc.**  
**Publishers of The Charlotte Observer**

Conditional District Rezoning Application for 205 West Stonewall Street

**Boundary Description**

The parcel is 0.77 acres. Beginning at an iron stake in the northeast corner of the property, S51° 10' 16" W for a distance of 97.74' to a stake, thence S 51° 11' 16" W for a distance of 76.76' to a stake at the southwest corner of the site, thence N41° 35' 44' W for a distance of 184.83' to a stake at the southwest corner of the property, thence N53° 20' 46"E for 194.21' to an iron stake, at the northwest corner of the property, thence S34° 33' 30" E for a distance of 106.99' to the point of beginning.

Two Nations Bank Plaza  
101 South Tryon Street  
Charlotte, NC 28280  
704/333-7304  
Facsimile 704/333-6829

**APPROVED BY CITY COUNCIL**

DATE July 20, 1998

Petition No. 98-74  
The FWA Group, Harry D. Sherrill, Jr.

## PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The FWA Group, Harry D. Sherrill, Jr. and successors-in-interest of the property described as tax parcel 073-042-14 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 UMUD-O 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.

ORDINANCE NO. 1082-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3100-02 COLUMBUS CIRCLE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF MARGARET ELIZABETH CALDWELL, RESIDING AT P. O. BOX 32031, CHARLOTTE, NC 28232.

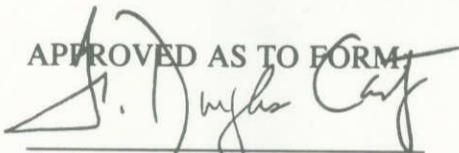
WHEREAS, the dwelling located at 3100-02 Columbus Circle in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling, all pursuant to the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina; and

WHEREAS, said owner(s) have failed to comply with said order served by certified mail on November 21, 1997 and December 12, 1997.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 3100-02 Columbus Circle in the City of Charlotte in accordance with the Housing Code of the City of Charlotte and Article 19, Part 6, Chapter 160A of the General Statutes of North Carolina.

This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM



Senior Assistant City Attorney

#### CERTIFICATION

I, Brenda 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 27<sup>th</sup> day of July, 1998, the reference having been made in Minute Book 112, and recorded in full in Ordinance Book 48, at Page(s) 628.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28<sup>th</sup> day of July, 1998.



BRENDA FREEZE, CITY CLERK, CMC