

APPROVED BY CITY COUNCIL

Petition No. 97-64
Petitioner: Charlotte-Mecklenburg Planning Commission **DATE** JUNE 16, 1997

ORDINANCE NO. 852

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

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

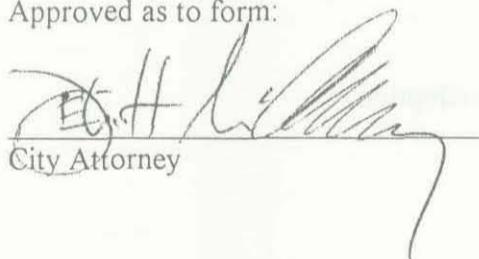
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Chapter 4: Development approval, Section 4.105. Moratorium on the establishment or the expansion of certain land uses, (2) Moratorium (b), by adding the following after the existing sentence:

Following the expiration of the original nine (9) month moratorium on August 18, 1997, the moratorium shall be extended for an additional six (6) months to February 18, 1998, or until the Zoning Ordinance is amended with respect to the regulation of such uses, whichever is sooner.

Section 2. 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 9th day of June, 19 97, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 113.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of June, 19 97.

Nancy S. Gilbert, Deputy City Clerk

June 16, 1997
Ordinance Book 48, Page 114

ORDINANCE NO. 853-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-38
James and Betty Hill

DATE JUNE 16, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

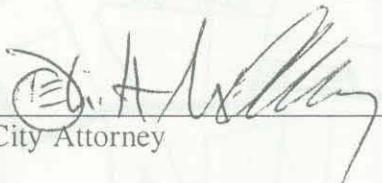
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 1.01 acres located on the west side of Wilora Lake Road, east of Eastland Mall (tax parcel 103-041-37) from O-1(CD) to R-3 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



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 16th day of June, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 114-115.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of June, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition #: 97-38

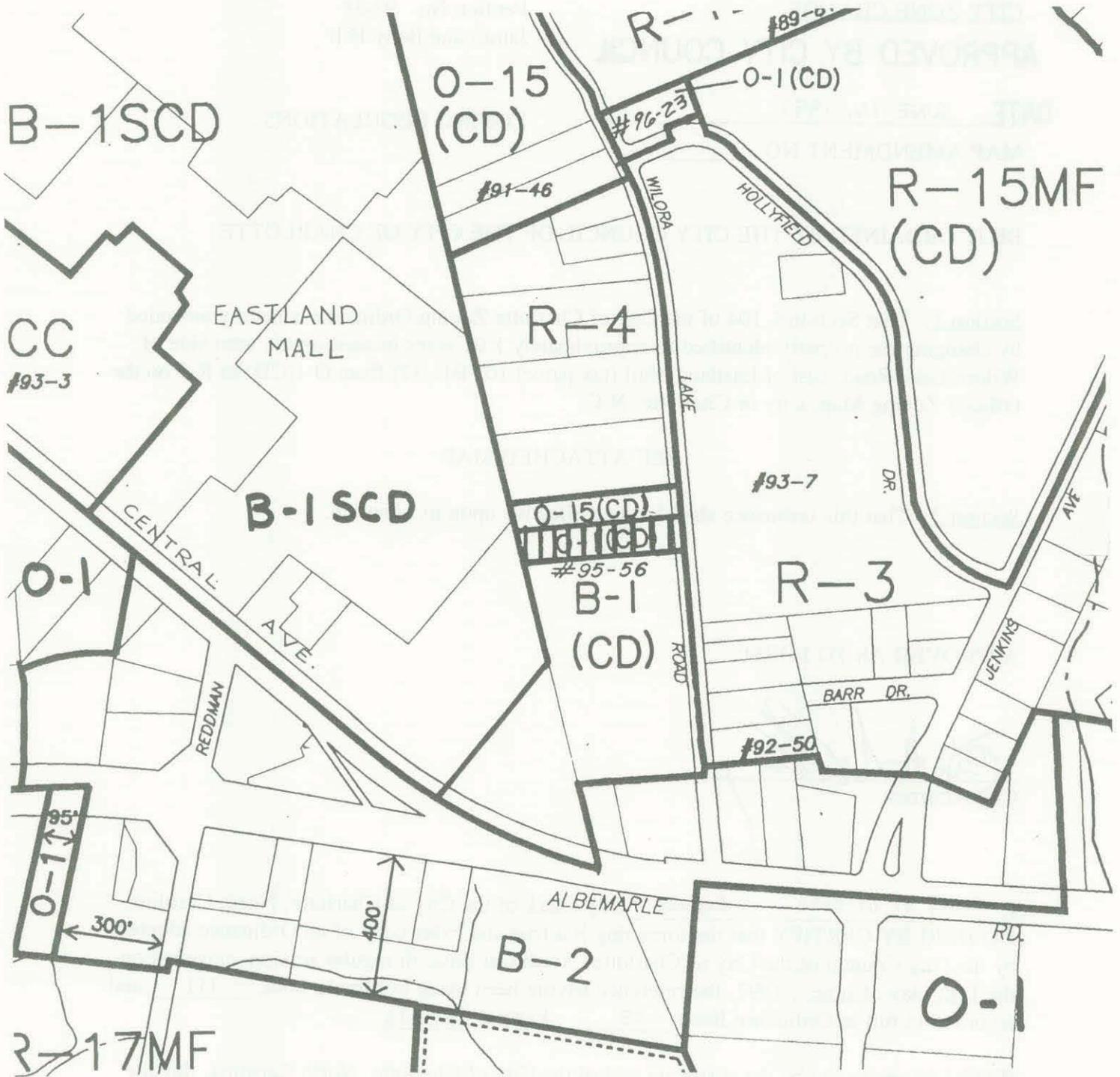
Petitioner: James and Betty Hill

Hearing Date: May 19, 1997

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

Zoning Classification (Requested): R-3

Location: Approximately 1.011 acres located on the west side of Wilora Lake Road, east of Eastland Mall.



CITY CD

Petition No. 97-41
COAB, L.L.C.

ORDINANCE NO. 854-Z

APPROVED BY CITY COUNCIL

DATE JUNE 16, 1997

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 2.6 acres located on the northwest corner of Tuckaseegee Road and Little Rock 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 19, 1997; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

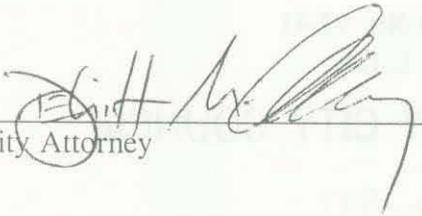
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

June 16, 1997
Ordinance Book 48, Page 117

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 16th day of June, 1997, the reference having been made in Minute Book 111, and recorded in full in Ordinance Book 48, Page(s) 116-120.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of June, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition No. 97-41
COAB, L.L.C.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to COAB, L.L.C. and successors-in-interest of the property described as tax parcels 055-342-01, 055-342-02, and 055-341-12 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

97-41

LEGAL DESCRIPTION

BEGINNING at a point, said point being the northerly edge of the Tuckasegee Road right-of-way and the southeasterly corner of the King property (055-341-11) as listed in Deed Book 3286 at Page 0328 of the Mecklenburg County Register of Deeds, running thence N 21-43-00 E 360.3 feet, thence N 51-50-00 E 42.56 feet, thence N 15-54-23 W 40.00 feet, thence along the westerly edge of the Little Rock Road right-of-way a radius of 1488 feet, eight and seven sixteenth inches 707 feet, thence N 56-52-00 W 70.00 feet, thence N 56-52-00 W 187.31 feet, thence N 56-52-00 W 174.13 feet, thence N 66-54-00 W 48.30 feet to the point of BEGINNING.

June 16, 1997
Ordinance Book 48, Page 120

Petition #: 97-41

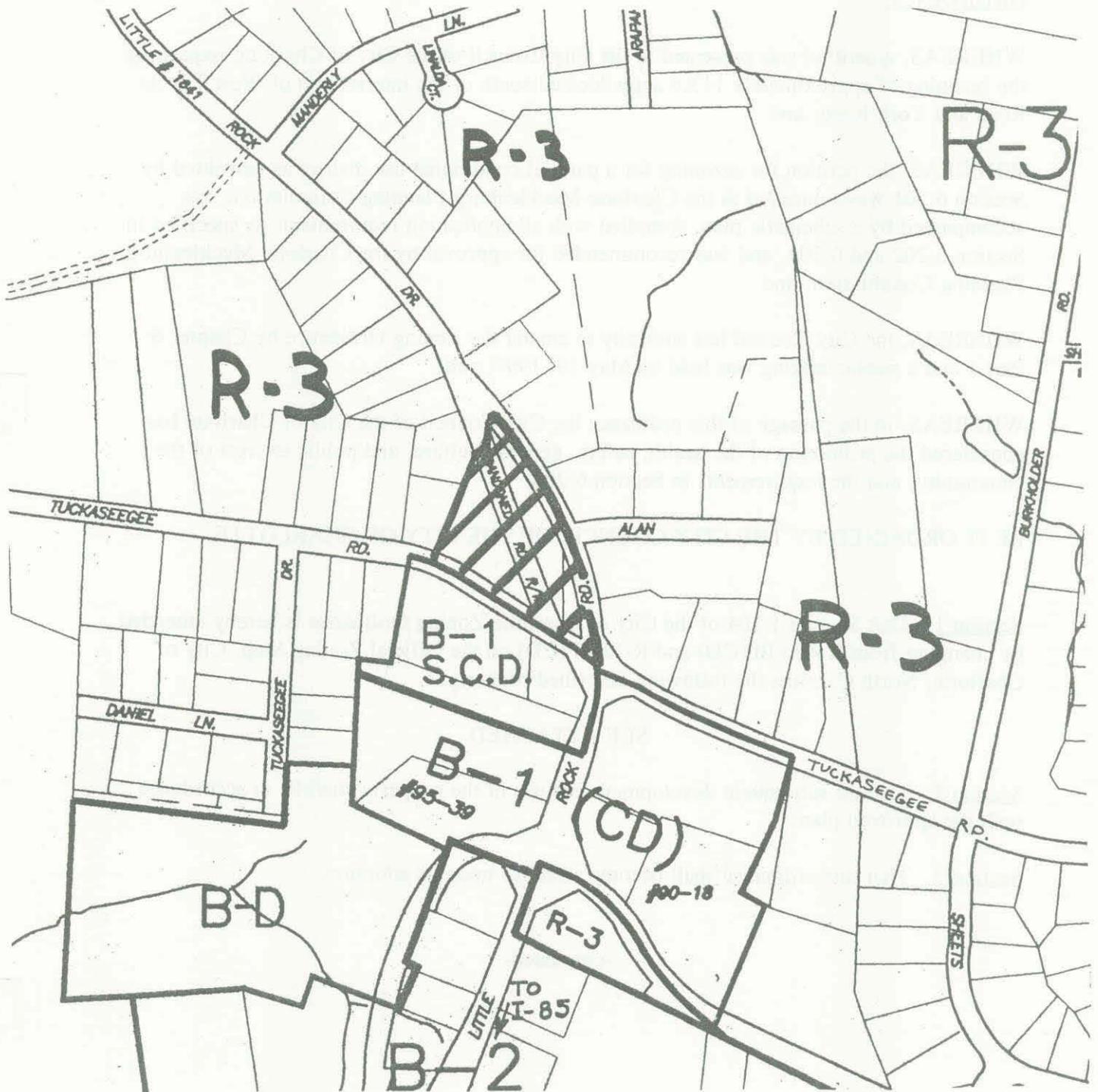
Petitioner: COAB, L.L.C.

Hearing Date: May 19, 1997

Zoning Classification (Existing): R-3

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

Location: Approximately 2.6 acres located on the northwest corner of Tuckaseegee Road and Little Rock Road.



Zoning Map #(s): 86

Scale: 1" = 400'

CITY CD

Petition No. 97-43
William Putnam Ross,
R. Marion Ross, Jr. and
Robbie G. Ross

ORDINANCE NO. 855-Z

APPROVED BY CITY COUNCIL

DATE JUNE 16, 1997

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 113.6 acres located south of the intersection of West Tyvola Road and York 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 19, 1997; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to BP(CD) and R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

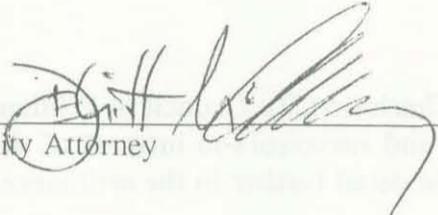
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

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June 16, 1997
Ordinance Book 48, Page 122

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 16th day of June, 1997, the reference having been made in Minute Book 111, and
recorded in full in Ordinance Book 48, Page(s) 121-126.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the
18th day of June, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition No. 97-43
William Putnam Ross, R. Marion Ross, Jr.
and Robbie G. Ross

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to William Putnam Ross, R. Marion Ross, Jr. and Robbie G. Ross and successors-in-interest of the property described as tax parcel 167-081-04 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 BP(CD) and 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.

June 16, 1997
Ordinance Book 48, Page 124

97-43

Property Description
Ross Property
Parcel A
BF (C D)

Beginning at a point on the centerline of Sugar Creek at the Hwy 49 bridge and proceeding along R.O.W.:

N 58°50'20" E, 604.31';
S 63°13'09" E, 116.87';
N 38°21'56" E, 265.53';
S 50°07'58" E, 77.72';
N 71°21'17" E, 725.28';
S 68°32'39" E, 290.08';
N 59°47'19" E, 675.88';
S 78°20'53" E, 258.00';
S 04°24'28" W, 423.07';
S 56°48'15" E, 80.23';
S 00°31'05" W, 65.07';
to a curve whose radius is 1006.50' and at a length of 481.20'; thence S 64°23'00" W, 218.55';
to a curve whose radius is 525.00' and at a length of 531.19'; thence N 57°38'44" W, 97.06';
to a curve whose radius is 350.00' and at a length of 397.19'; thence S 57°20'03" W, 130.01';
to a curve whose radius is 800.00' and at a length of 365.61'; thence S 14°22'47" W, 768.31';
N 72°53'22" W, 940.20';
N 12°18'48" W, 172.06';
N 06°02'54" E, 222.21';
N 08°52'10" W, 430.82', returning to the point of beginning.

97-43

Property Description
Ross Property
Parcel B
R-12MF(CO)

Beginning at a point on the southern side of the West Tyvola Road R.O.W. approximately 1,550' from the intersection of Hwy 49 and proceeding along R.O.W.:

To a curve whose radius is 1006.50' and at a length of 357.94', thence S 05°43'46" W, 544.94';
to a curve whose radius is 691.20' and at a length of 136.44'; thence S 17°02'22" W, 567.86';
N 72°53'22" W, 1861.51';
N 14°22'47" E, 766.31';
to a curve whose radius is 800.00' and at a length of 365.61', thence N 57°20'03" E, 130.01';
to a curve whose radius is 350.00' and at a length of 397.19', thence S 57°38'44" E, 97.06';
to a curve whose radius is 525.00' and at a length of 531.19', thence N 64°23'00" E, 218.55',
returning to point of beginning.

Petition #: 97-43

Petitioner: William Putnam Ross, R. Marion Ross, Jr., and Robbie G. Ross

Hearing Date: May 19, 1997

Zoning Classification (Existing): R-4

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

Location: Approximately 113.6 acres located in the southern quadrant of the West Tyvola Road and York Road intersection.

