

APPROVED BY CITY COUNCIL

DATE June 17, 1995

DRAFT 12/13/94
REVISED 1/23/95
REVISED 2/28/95
REVISED 6/2/95

PETITION NO. 95-27

ORDINANCE NO. 305

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

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

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

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

1. Amend CHAPTER 2, DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, by adding the following definition in proper alphabetical order:

Bed and breakfast (B & B).

An owner-occupied, single family detached dwelling duly licensed as a Bed and Breakfast by the appropriate State agency which offers lodging for paying guests and may provide food service to these guests. Bed and breakfasts do not include other similar uses such as hotels or motels, health care facilities, boarding houses, group homes, halfway houses, hostels, or rescue missions.

2. Amend CHAPTER 9: GENERAL DISTRICT by:
 - A. Amend PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, TABLE 9.101. PERMITTED USES, BY DISTRICT, RESIDENTIAL USES: by adding the term, Bed and Breakfasts (B & B's), in proper alphabetical order and placing the designation PC under the following districts:

All Single Family, all Multi-Family, the UR-1, all Office, B-1 and B-2, and UMUD.
 - B. Amend PART 2: SINGLE FAMILY, Section 9.203. Uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's), subject to regulations of Section 12.521.
 - C. Amend PART 3: MULTI-FAMILY DISTRICT, Section 9.303. Uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfast (B & B's), subject to regulations of Section 12.521.
 - D. Amend PART 4: URBAN RESIDENTIAL by:
 - (1) Section 9.404. Urban Residential Districts: uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's) (UR-1 only), subject to regulations of Section 12.521.

- (2) Amend Section 9.408. Urban Residential Districts; off-street parking and loading standards, by adding parking standards for bed and breakfasts (B & B's) under (1) Number of spaces per dwelling unit, Type of structure, as follows:

<u>Type of structure</u>	<u>Minimum</u>	<u>Maximum</u>
Detached	1	2
Bed and Breakfast (B & B)	2	4

- E. Amend PART 7: OFFICE, Section 9.703. Uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's), subject to regulations of Section 12.521.

- F. Amend PART 8: BUSINESS, Section 9.803. Uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's)(B-1 and B-2 only), subject to regulations of Section 12.521.

G. PART 9: UPTOWN MIXED USE DISTRICT.

- (1) Section 9.903. Uptown Mixed Use District; uses permitted under prescribed conditions, by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's), subject to regulations of Section 12.521.

- (2) Section 9.907. Uptown Mixed Use District; parking and loading standards, by amending item (c) which reads as follows:

(c) Dwellings, all types: 1.0 space/unit

to read:

(c) Dwellings, all types: 1.0 space/unit
Bed and breakfasts (B & B's): 2 spaces

3. Amend CHAPTER 11: CONDITIONAL DISTRICTS PART 2: MIXED USE DISTRICT (MX-1, MX-2, and MX-3, Section 11.203. Uses permitted under prescribed conditions by adding the following at the end of this section in proper numerical order:

Bed and breakfasts (B & B's), subject to regulations of Section 12.521.

4. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY by:

- A. Amend PART 2: OFF-STREET PARKING AND LOADING, Section 12.202. Required number of off-street parking spaces, Table 12.202. MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE, RESIDENTIAL USES, by adding the following in proper alphabetical order:

Bed and Breakfasts (B & B's) 1 additional space per guest room.

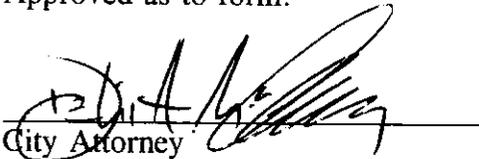
- B. Amend PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a new section as follows:

5. Amend CHAPTER 13: SIGNS, Section 13.109. District regulations for permanent on-premises signs, (1) Residential Districts, (d) Detached signs for other uses in Residential Districts shall be permitted in accordance with the following schedule of regulations, by adding the term bed and breakfasts to the third grouping which would then read under the table heading as follows:

USE	TYPE PERMITTED	MAXIMUM NUMBER (Per premises unless otherwise noted)	MAXIMUM SIZE
Small group day care homes, and nursing homes housed in a residential structure, boarding houses, and bed and breakfasts	Identification	1	4 sq. ft.

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

Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 395-397A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 1995.


Brenda R. Freeze, City Clerk

Section 12.521. BED & BREAKFASTS (B & B's).

Bed and Breakfasts (B & B's) are permitted in all Single Family, Multi-Family, and Office districts, the UR-1, B-1, B-2, UMUD districts, and the Mixed Use (MX-1, MX-2, and MX-3) conditional districts subject to the following standards that apply to the applicable districts:

- (1) Access to a bed and breakfast in any Single Family and the Mixed Use (MX-1, MX-2, MX-3) conditional districts shall be provided by a street other than a local (Class VI) or local limited (Class VI-L). B & B's in any other district may have access by any class of street.
- (2) Number of guest rooms permitted;
 - (a) All Single Family and Mixed Use districts, and the UR-1 district - limited to 4.
 - (b) All other districts where permitted - maximum of 8.
 - (c) Elderly and disabled housing when permitted as an accessory to any single family detached dwelling unit will not count as part of the number of bed and breakfast guest rooms, nor can they be used to house guests.
- (3) The quarters to be utilized by the guests and the occupants of the premises shall be in the principal residential structure. Separate structures, accessory buildings and garages are not permitted to be used as living units or sleeping rooms for bed and breakfast guests. No separate exterior doorways for individual guest rooms shall be permitted, unless the separate doorway was part of the original architecture of the house and was in existence prior to the adoption date of this provision.
- (4) Guests are limited to a length of stay of no more than 7 consecutive days. The resident owner shall keep a current guest register including names, permanent addresses, dates of occupancy, and motor vehicle license number of all guests.
- (5) B & B's may provide food service, but only to guests lodging in the facility. No food preparation will be allowed in any guest bedroom.
- (6) Any signage which identifies the use shall be in accordance with the underlying zoning district.
- (7) The location of parking shall comply with Section 12.206 as a single family detached dwelling unit, except any additional parking beyond what can be accommodated in a driveway no wider than to sufficiently park 2 cars must be out of the required setback and yards as specified in Section 12.206. Parking for guests shall not be served by a separate driveway from that serving the principal residential structure.
- (8) The Zoning Board of Adjustment shall not have jurisdiction to vary any of these standards, but shall have jurisdiction to interpret questions regarding the use of the property.

APPROVED BY CITY COUNCIL
DATE June 17 1995
CITY CD

Petition No. 95-34
Harry and Elise Grimmer

ORDINANCE NO. 306-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 1.577 acres located on the north side of NC Hwy 51 east of Johnston 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 denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 15, 1995; and

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

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

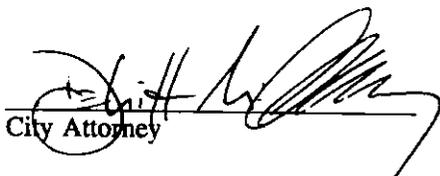
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

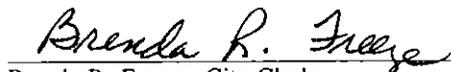
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 398-400.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 1995.


Brenda R. Freeze, City Clerk

BEGINNING at a point in the northerly right-of-way of Pineville-Matthews Road (NC Highway 51), said point being the southeasterly corner of a parcel of land in Deed Book 4297 Page 0220 of the Mecklenburg Public Registry, running thence N. 00-07-10 E. 207.07 feet; thence S. 49-05-45 E. 18.25 feet; thence S. 89-50-50 E. 225.00 feet; thence S. 49-08-30 E. 298.72 feet to a point in the northerly right-of-way line of Pineville-Matthews Road and running thence with said right-of-way line N. 89-52-50 W. 450.30 feet to the point of BEGINNING and containing 1.577 acres.

Petition #: 95-34

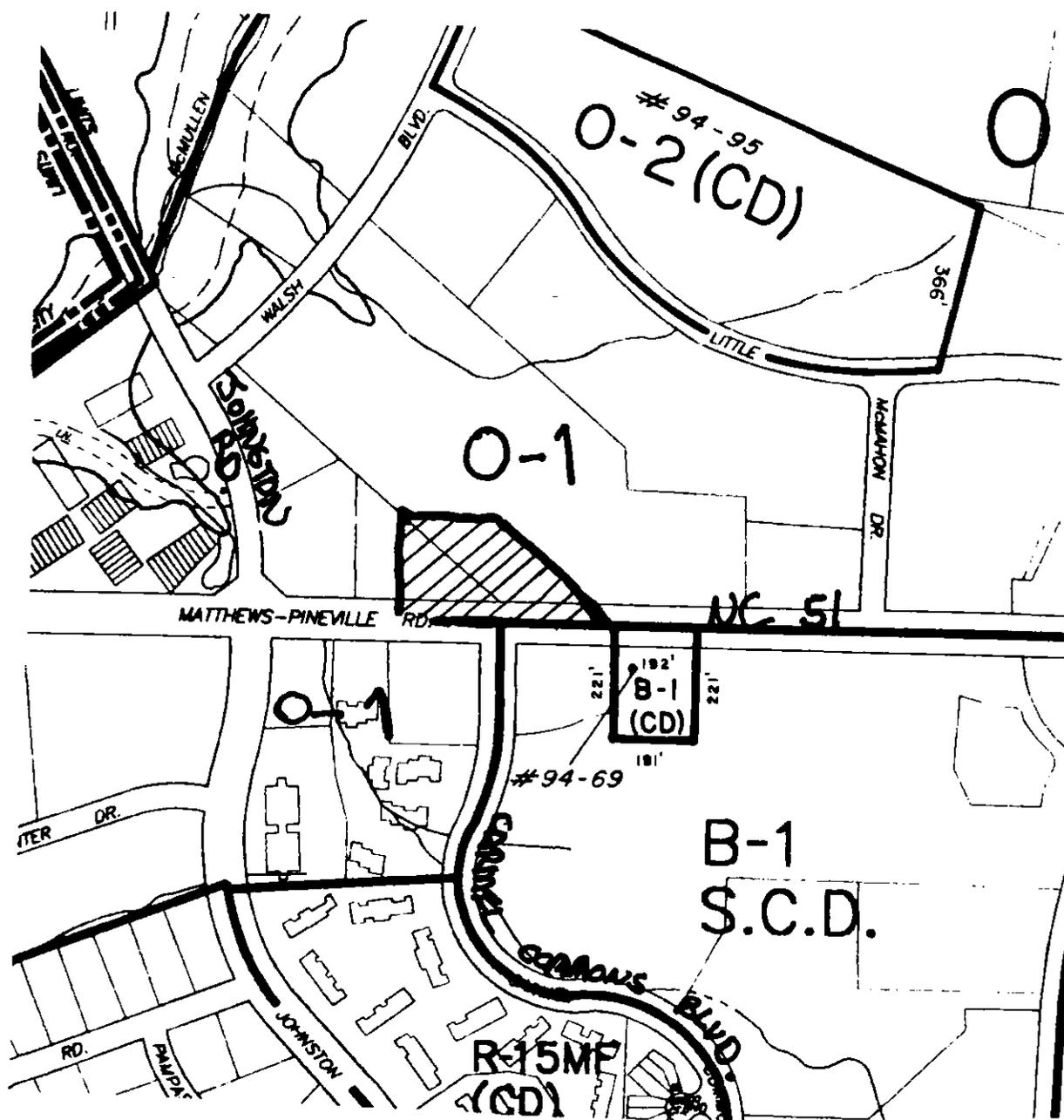
Petitioner: Harry and Elise Grimmer

Hearing Date: May 15, 1995

Zoning Classification (Existing): O-1

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

Location: Approximately 1.577 acres located on the north side of NC Hwy. 51 east of Johnston Road.



Purpose of Zoning Change: To allow the construction of a quality family-type sit-down restaurant

Name of Agent Fred E. Bryant Suite 216 1850 E. Third Street Charlotte, NC 28204	Name of Agent Bailey Patrick, Jr. 2200 The Carillon 227 W. Trade Street Charlotte, NC 28202
Agent's Address	
333-1680	376-5715
Telephone Number	Fax Number

Name of Petitioner(s) Harry C. Grimmer & Wife, Elise R. 8720 Lake Challis Lane Charlotte NC 28226	
Address of Petitioner(s)	
847-8823	845-9297
Telephone Number	Fax Number

Signature of Property Owner
if other than Petitioner

Harry C. Grimmer
Signature
Elise R. Grimmer

**Petition No. 95-34
Harry and Elise Grimmer**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Harry and Elise Grimmer owner(s) and successors-in-interest of the property described as tax parcels 209-243-03, 209-243-11 and 209-243-07 and described in detail further in the ordinance, identified below, approved by the City Council.

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

DATE June 19, 1995

CITY CD

Petition No. 95-35
Sunset Properties

ORDINANCE NO. 307-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 1.98 acres located on the north side of Sunset Road east of Northpark Boulevard; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 15, 1995; 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:

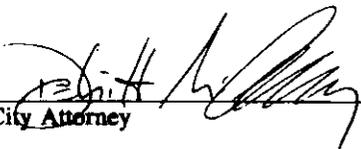
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by amending the I-1(CD) Site Plan on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

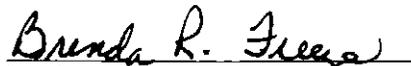
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 199 5, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 401-403.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 199 5.


Brenda R. Freeze, City Clerk

Petition #: 95-35

Petitioner: Sunset Properties and Trammel Crow Co.

Hearing Date: May 15, 1995

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

Zoning Classification (Requested): I-1 (CD) Site Plan Amendment

Location: Approximately 1.98 acres located on the north side of Sunset Road east of Northpark Boulevard.

June 19, 1995

Ordinance Book 46, Page 402



Zoning Map #(s): 60

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>95-35</u>
Date Filed:	<u>February 24, 1995</u>
Received By:	<u>T. News</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: Sunset Properties

Owner's Address: Post Office Box 1024, Statesville, North Carolina 28677

Date Property Acquired: March 11, 1993

Tax Parcel Number(s): 037-129-31

LOCATION OF PROPERTY (Address or Description): North side of Sunset Road between

Reames Road and Northpark Boulevard

Size (Sq.Ft. or Acres): 1.98 acres Street Frontage (Ft.): 446.52' on Sunset Road

Current Land Use: Portion is vacant, remainder occupied by restaurant

ZONING REQUEST:

Existing Zoning: I-1(CD) Proposed Zoning: I-1(CD) Site Plan Amendme

Purpose of Zoning Change: To amend existing conditional plan to allow one driveway access
to Sunset Road

Fred E. Bryant, AICP
Name of Agent

1850 E Third St, Charlotte NC 28204
Agent's Address

333-1680 376-5715
Telephone Number Fax Number

[Signature]
Signature of Property Owner
if other than Petitioner

Sunset Properties and Trammel Crow Co.
Name of Petitioner(s)

PO Box 1024, Statesville NC 28677
Address of Petitioner(s)

366-2716 366-2724
Telephone Number Fax Number

Michael White
Signature

SUNSET PROPERTIES
LEGAL DESCRIPTION

BEGINNING at the point in the northerly right-of-way line of Sunset Road, said point being the southeast corner of a parcel of land described in Deed Book 7222 Page 0589 of the Mecklenburg Public Registry, and running thence with the northerly right-of-way line of Sunset Road S. 77-24-00 W. 446.52 feet; thence N. 12-32-04 W. 146.06 feet; thence S. 77-20-06 W. 119.78 feet to a point in the easterly right-of-way line of Northpark Boulevard; thence with said right-of-way N. 12-42-48 W. 30.0 feet; thence N. 77-20-06 E. 724.16 feet; thence N. 06-23-06 E. 46.17 feet; thence N. 77-27-56 E. 90.39 feet to a point in the easterly margin of a 60 foot private drive easement; thence with said margin S. 12-32-04 E. 220.00 feet to the BEGINNING and containing 1.987 acres.

CITY CD

Petition No. 95-37
The Shelton Companies

ORDINANCE NO. 308-2

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 2.91 acres located on the west side of W.T. Harris Boulevard north of Kimmerly Glen Lane; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 15, 1995; 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:

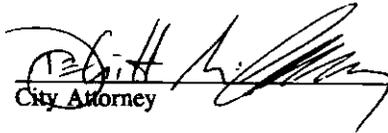
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-2 and O-1 to B-D(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 404-406.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of June, 1995.


Brenda R. Freeze, City Clerk

Petition #: 95-37

June 19, 1995

Petitioner: The Shelton Companies

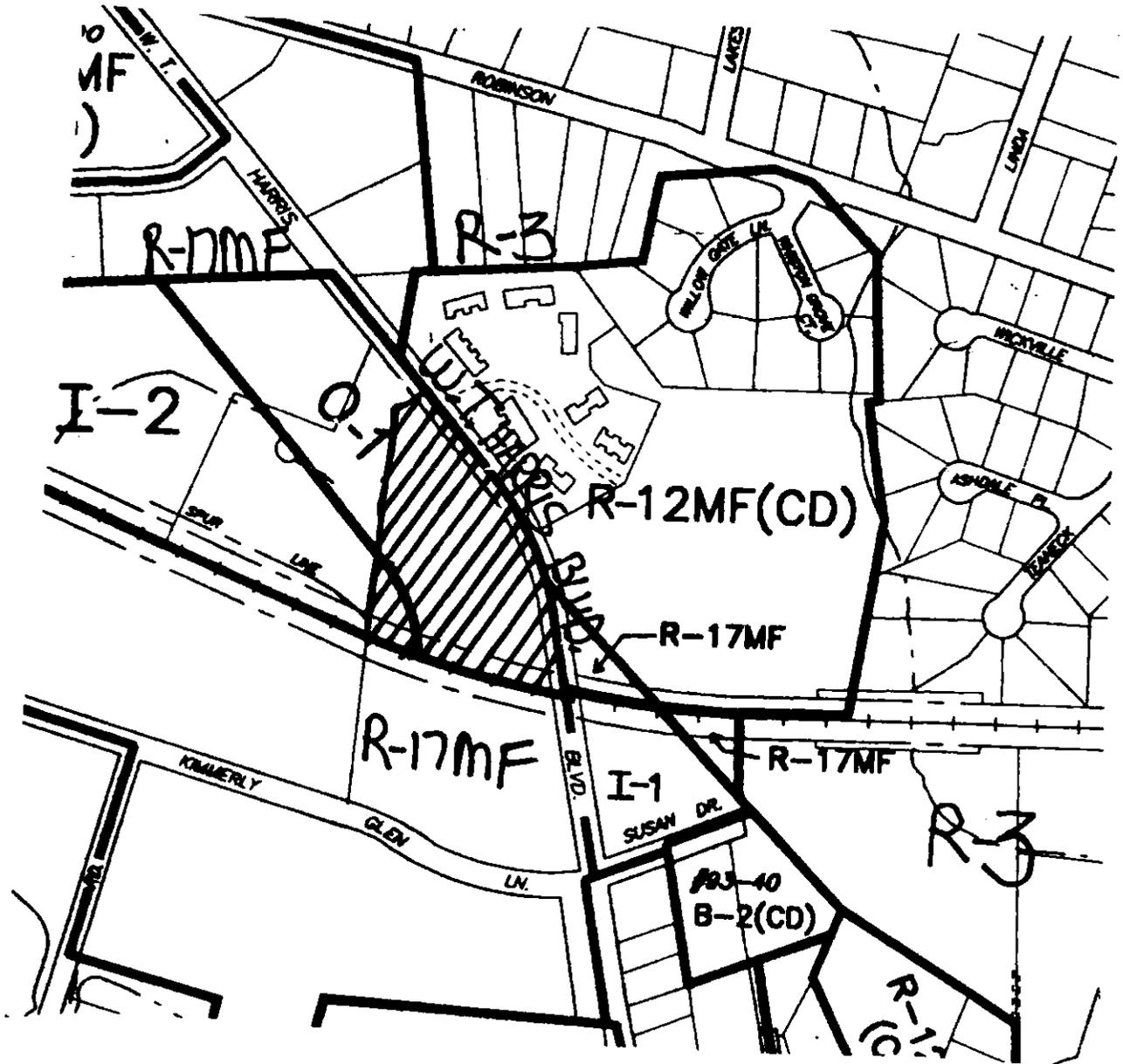
Ordinance Book 46, Page 405

Hearing Date: May 15, 1995

Zoning Classification (Existing): I-2 and O-1

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

Location: Approximately 2.91 acres located on the west side of W.T. Harris Boulevard north of Kimmerly Glen Lane.



Zoning Map #(s): 99

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 95-37
Date Filed: February 24, 1995
Received By: T. Phares
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Robert H. Morris, Trustee, and Grace Helms, Et. Al.
Owner's Address: 4414 Major Street, Charlotte, North Carolina 28208
Date Property Acquired: November 15, 1983
Tax Parcel Number(s): 099-293-01

LOCATION OF PROPERTY (Address or Description): West side of W.T. Harris Boulevard
between Norfolk Southern Railroad and Tantilla Circle

Size (Sq.Ft. or Acres): 2.91 acres Street Frontage (Ft.): 609.74' on W.T. Harris Blvd.
Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: I-2 & O-1 Proposed Zoning: BD(CD)
Purpose of Zoning Change: To allow development of individual storage warehouse units in
area impacted by adjacent industrial uses

Fred E. Bryant, AICP
Name of Agent
1850 E Third St, Charlotte NC 28204
Agent's Address
333-1680 376-5715
Telephone Number Fax Number

X Robert H. Morris, Trustee
Signature of Property Owner
if other than Petitioner

The Shelton Companies
Name of Petitioner(s)
3600 One First Union Center, 301 S College St
Charlotte NC 28202
Address of Petitioner(s)
348-2200 348-2260
Telephone Number Fax Number

[Signature]
Signature

BEGINNING at the point of intersection of southwesterly right-of-way line of W.T. Harris Boulevard and the center line of the Norfolk Southern Railroad and running thence with said center line five courses as follows: (1) N. 78-40-58 W. 91.74 feet; (2) N. 76-44-11 W. 100.00 feet; (3) N. 74-46-59 W. 100.00 feet; (4) N. 73-55-09 W. 100.00 feet; (5) N. 72-03-07 W. 20.86 feet; thence N. 04-09-00 E. 408.97 feet; thence N. 57-18-55 E. 87.26 feet; thence S. 76-53-37 E. 34.25 feet to the southeasterly right-of-way line of W.T. Harris Boulevard; thence with said right-of-way line three courses as follows: (1) with the arc of a circular curve to the line having a radius of 2,548 feet an arc distance of 417.32 feet; (2) S. 23-33-54 E. 134.97 feet; (3) S. 18-10-04 E. 57.45 feet to the point of BEGINNING and containing 2.91 acres.

Petition No. 95-37
The Shelton Companies

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Shelton Companies owner(s) and successors-in-interest of the property described as tax parcel 099-293-01 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 B-D(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 June 19 1995

CITY CD

Petition No. 95-38
Bruce Stanley

ORDINANCE NO. 309-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 2.14 acres located on the southeast corner of the intersection between Cindy Lane and Hutchinson-McDonald 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 15, 1995; 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:

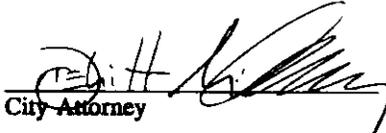
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 199 5, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 407-409.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 19 95.


Brenda R. Freeze, City Clerk

Petition #: 95-38

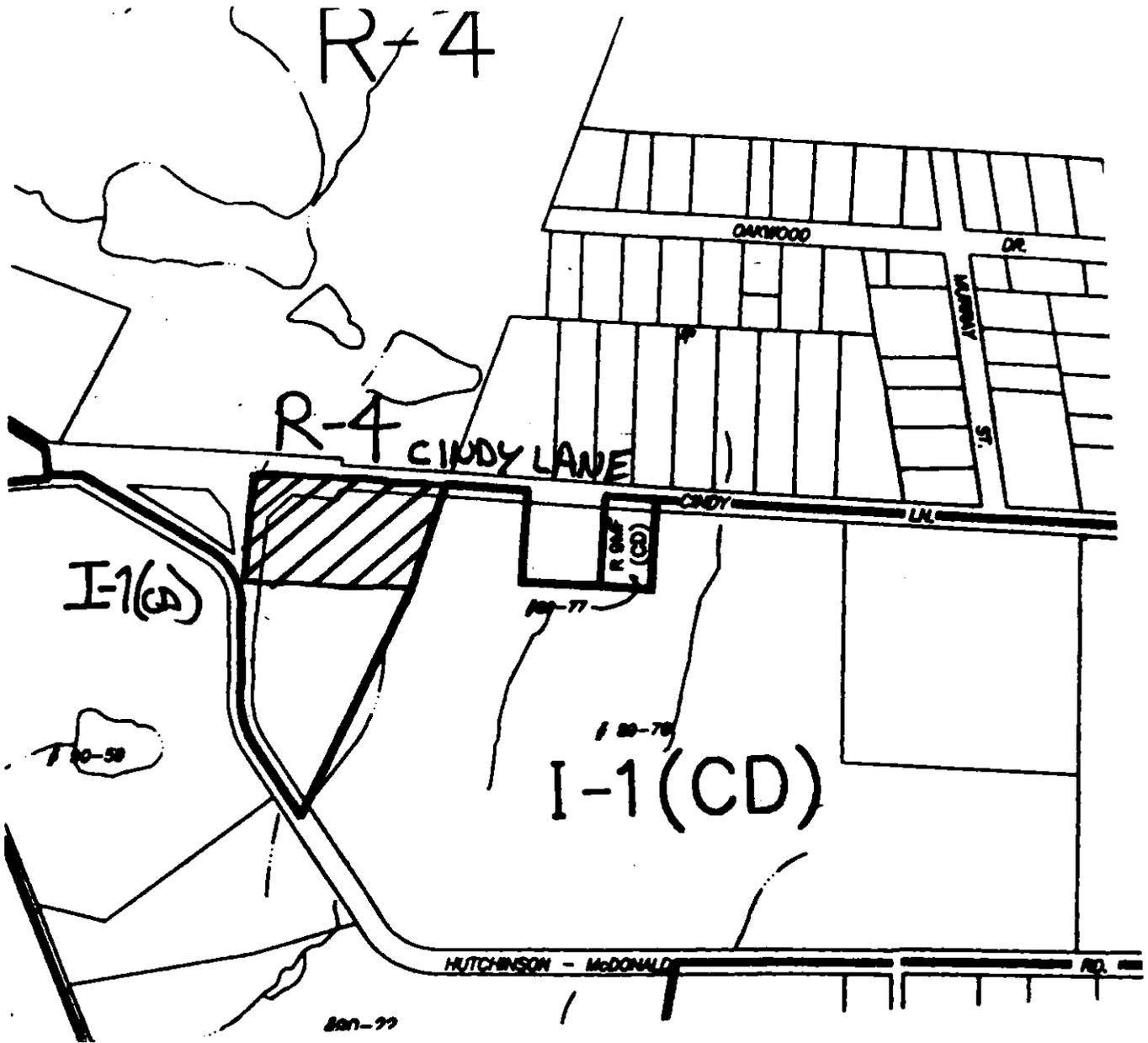
Petitioner: Bruce Stanley

Hearing Date: May 15, 1995

Zoning Classification (Existing): R-4

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

Location: Approximately 2.14 acres located on the southeast corner of the intersection between Cindy Lane and Hutchinson-McDonald Road.



Zoning Map #(s): 69

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 95-38
Date Filed: February 27, 1995
Received By: Tilman
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: Howard L. Hatley
Owner's Address: 162 Carolina Drive, Loris, South Carolina 29569
Date Property Acquired: _____
Tax Parcel Number(s): 041-101-07

LOCATION OF PROPERTY (Address or Description): 2.14 acres located at
Hutchinson-McDonald Road and Cindy Lane. Tax Parcel # 041-101-07
Size (Sq. Ft. or Acres): 2.14 Acres Street Frontage (Ft.): _____
Current Land Use: Unimproved

ZONING REQUEST:

Existing Zoning: ~~P-4~~ P-4 Proposed Zoning: I-1 CD
Purpose of Zoning Change: To develop an office/warehouse facility to
have the Charlotte N.C. operation of Carolina Cable
and Connector.

WALKER REAL ESTATE GROUP
Name of Agent FRANK McLENSGHAN
112 Tryon Plaza, Ste 1750 Charlotte NC
Agent's Address
335-8181 335-8192
Telephone Number Fax Number

Bruce Stanley
Name of Petitioner(s)
8205 Brownleigh Dr., Raleigh NC.
Address of Petitioner(s)
(910) 881-2140 (910) 881-2186
Telephone Number Fax Number

Howard L. Hatley
Signature of Property Owner
if other than Petitioner

Bruce Stanley
Signature

**Petition No. 95-38
Bruce Stanley**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Bruce Stanley owner(s) and successors-in-interest of the property described as tax parcel 041-101-07 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

APPROVED BY CITY COUNCIL

DATE June 19, 1995

CITY CD

Petition No. 95-39
Carolion Associates Limited
Partnership and Quincy's Realty, Inc.

ORDINANCE NO. 310-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 4.324 acres located on the west side of Little Rock Road south of Tuckaseegee 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 15, 1995; 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:

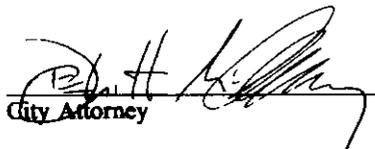
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-1 S.C.D. to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 410-412.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 1995.


Brenda R. Freeze, City Clerk

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>95-39</u>
Date Filed:	<u>February 23, 1995</u>
Received By:	<u>T. Jones</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: See Attached

Owner's Address: See Attached

Date Property Acquired: See Attached

Tax Parcel Number(s): Carolion Assoicates L.P. #055-351-35; Quincy's Realty, Inc. #055-351-34

LOCATION OF PROPERTY (Address or Description): 2526 Little Rock Road, Charlotte, NC

Size (Sq.Ft. or Acres): 4.324 Acres Street Frontage (Ft.): 237.18 LF, adjacent to Little Rock Road

Current Land Use: Grocery Store and Restaurant

ZONING REQUEST:

Existing Zoning: B-1SCD Proposed Zoning: B-1 (CD)

Purpose of Zoning Change: to allow expansion of an existing Food Lion Supermarket

Jerry Clark, FCW Properties, Inc.
Name of Agent Suite 1850, First Citizens
Bank Plaza
128 S. Tryon St., Charlotte, NC 28202
Agent's Address
704/374-1807 704/334-6223
Telephone Number Fax Number

See Attached
Name of Petitioner(s)
Address of Petitioner(s)
Telephone Number Fax Number

Signature of Property Owner
if other than Petitioner

Signature

95-39 ✓

METES AND BOUNDS DESCRIPTION

FOOD LION AT VILLAGE OAK SHOPPING CENTER (Little Rock Road at Tuckaseegee Road)

BEGINNING at a new iron pin on the western right-of-way for Little Rock Road, thence proceeding N. 68-28-17 W. 604.46 feet to an existing iron pin, thence proceeding S. 01-54-28 W., 72.20 feet to an existing iron pin, thence proceeding S. 02-19-27 W., 313.37 feet to a new iron pin at the shared property corner of parcel owned now or formerly by Nationwide Properties, Inc., and Nita, Inc., as recorded in Deed Book 5034, Boo 838, thence proceeding S. 66-45-50 E., 278.36 feet to a new iron pin on the right-of-way of Service Road, thence proceeding along a northeast curve with a radius of 189.16 feet, an arc length of 142.81 feet and a chord length of 139.44 feet to a new iron pin located on the northern right-of-way of Service Road, thence proceeding N. 64-05-28 E., 107.62 feet to a new iron pin located on the western right-of-way of Little Rock Road N. 21-31-42 E., 71.26 feet to a new iron pin located on the western right-of-way of Little Rock Road, thence proceeding N. 21-31-42 E., 114.96 feet to a new iron pin, thence proceeding along a northeast curve with a radius of 776.51 feet, an arc length of 50.96 feet and a chord length of 50.95 feet to a new iron pin at the point and place of **BEGINNING** as shown on a boundary survey prepared by Carolina Surveyors, Inc., NCRLS #2548 for Food Lion, Inc.

Petition No. 95-39
Carolion Associates Limited
Partnership and Quincy's Realty,
Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Carolion Associates Limited Partnership and Quincy's Realty, Inc. owner(s) and successors-in-interest of the property described as tax parcels 055-351-35 and 055-351-34 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
DATE June 19 1995

CITY CD

Petition No. 95-42
Security Capital Industrial Trust

ORDINANCE NO. 311-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 15 acres located on the south side of Huthchinson-McDonald Road west of Statesville Avenue; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on May 15, 1995; 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:

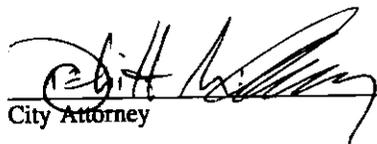
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

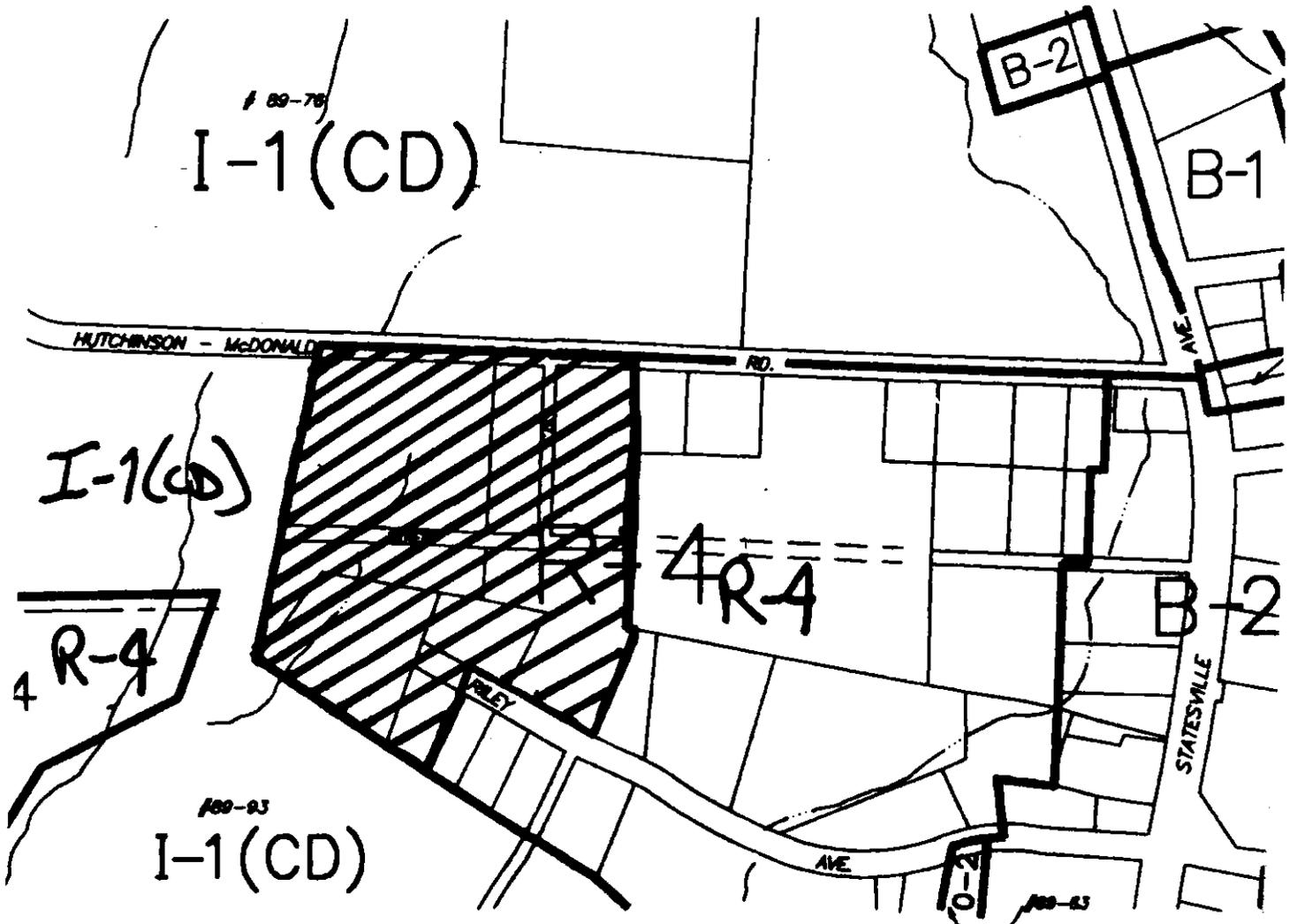
I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 413-415A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 1995.


Brenda R. Freeze, City Clerk

Petition #: 95-42
Petitioner: Security Capital Industrial Trust
Hearing Date: May 15, 1995
Zoning Classification (Existing): R-4
Zoning Classification (Requested): I-1(CD)
Location: Approximately 15 acres located on the south side of Huthchinson-McDonald Road west of Statesville Avenue.

June 19, 1995
Ordinance Book 46, Page 414



Zoning Map #(s): 69

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 95-42
Date Filed: February 24, 1995
Received By: T. Thomas
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: see attached list
Owner's Address: see attached list
Date Property Acquired: see attached list
Tax Parcel Number(s): see attached list

LOCATION OF PROPERTY (Address or Description): southerly side of Hutchinson-McDonald Road, extending south to Riley Avenue

Size (Sq.Ft. or Acres): 15 ± acres Street Frontage (Ft.): 705 ft. ± on Hutchinson-McDonald Rd.
Current Land Use: vacant

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: I-1(CD)

Purpose of Zoning Change: to permit the expansion of the Charlotte Distribution Center industrial park (under construction); such expansion and rezoning is consistent with policies contained in the Northeast District Plan

Robert G. Young
Name of Agent
301 S. McDowell St. #606
Charlotte, N.C. 28204
Agent's Address
334-9157 333-2905
Telephone Number Fax Number

Security Capital Industrial Trust
Name of Petitioner(s)
3450 One First Union Center
Charlotte, N.C. 28202
Address of Petitioner(s)
375-3338 375-3380
Telephone Number Fax Number

Signature of Property Owner
if other than Petitioner

[Signature] Vice President
Signature

95-42 ✓

LEGAL DESCRIPTION
15.4180 ACRES TO BE REZONED I-1CD
HUTCHINSON-McDONALD ROAD & RILEY AVENUE

Being a parcel of property located in Charlotte, Mecklenburg County, and being more particularly described as follows:

BEGINNING at a nail set in the center line of Hutchinson-McDonald Road (60-foot Public Right-of-Way), said nail being the most northeasterly corner of the Crescent Resources, Inc. Property as described in Deed Book 6285, Page 472 of the Mecklenburg County Public Registry, said point also being North 12-16-08 East 30.53 feet from a new iron pin on the southerly margin of Hutchinson-McDonald Road, and runs thence from said **BEGINNING** point with the center line of Hutchinson-McDonald Road South 88-26-56 East 705.44 feet to a nail set on the common line between Lots 26 and 25, if extended, of Block A, Jennings Place Subdivision, as shown in Map Book 4, Page 39 of said Registry; thence with the common line between Lots 26 and 25 of Block A, South 01-37-23 West, passing a new iron pin on the southerly margin of Hutchinson-McDonald Road at 30.00 feet, for a total distance of 225.02 feet to an existing iron pin at the common rear corner of Lots 31 and 32; thence with the common line between Lots 31 and 32, and continuing across a 30-foot Street and with the common line between Lots 23 and 24 of Block B, South 01-39-04 West 415.45 feet to an existing iron pin at the common rear corner of Lots 24 and 23; thence along the rear of Lot 23 South 80-34-07 East 31.88 feet to an existing iron pin at the northwesterly corner of the Billie T. McManus Property as described in Deed Book 2212, Page 237 of said Registry; thence with McManus' westerly line South 19-26-16 West 254.18 feet to a new iron pin on the northerly margin of Riley Avenue (60-foot Public Right-of-Way); thence with the northerly margin of Riley Avenue the following two (2) courses and distances: 1.) North 64-35-18 West 230.84 feet to a new iron pin; 2.) North 62-12-47 West 74.76 feet to a new iron pin; thence crossing Riley Avenue, and continuing with the westerly line of the Teresa Teague Spangler Property as described in Deed Book 6666, Page 40 of said Registry South 24-36-19 West 257.64 feet to a new iron pin on the northerly line of the Mattie H. McRae Property as described in Deed Book 1102, Page 193 of said Registry; thence with McRae's line North 57-37-51 West 489.30 feet to an existing iron pin by a stone, said iron being a southeasterly corner of the Crescent Resources, Inc. Property as described in Deed Book 6285, Page 472 of said Registry; thence with the easterly line of the Crescent Resources, Inc. Property North 12-16-08 East 759.95 feet to the point and place of **BEGINNING**, containing 671,608.85 square feet or 15.4180 acres as shown on a map prepared by R. B. Pharr & Associates, P.A. entitled "Zoning Map for Security Capital Industrial Trust", dated February 22, 1995 (Map File W-1687Z).

**Petition No. 95-42
Security Capital Industrial Trust**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Security Capital Industrial Trust owner(s) and successors-in-interest of the property described as tax parcels 041-031-04,041-071-02,041-072-01,041-072-02,041-071-22,041-061-01,041-071-01 and 041-031-03 and described in detail further in the ordinance, identified below, approved by the City Council.

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

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

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

APPROVED BY CITY COUNCIL

95-59

DATE June 17, 1995

ORDINANCE NO. 312

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

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

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

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

1. Amend Section 2.201. Definition, Adult establishment by adding additional wording to the end of the existing definition.

The amended definition will then read in its entirety as follows:

Adult establishment.

Any structure or use of land which meets the definition of adult establishment as outlined in North Carolina General Statute Sec. 14-202.10. (Health massage/body work therapists licensed under Article VII, Chapter 6 of the City Code shall not be considered to be a massage business.)

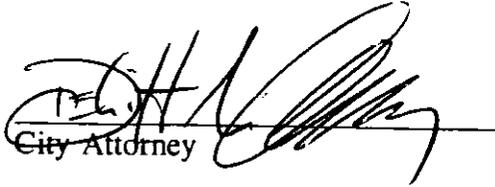
Notwithstanding the definition of "Adult bookstore" provided in G.S. 14-202.10(1), for purposes of this Zoning Ordinance, "Adult bookstore" means a retail establishment:

- a. Which receives a majority of its gross income during any calendar month from the sale or rental of (i) "publications" which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities", as defined in G.S. 14-202.10(10), or "specified anatomical areas", as defined in G.S. 14-202.10(11); and/or (ii) "sexually oriented devices", as defined in G.S. 14-202.10(9); or
- b. Having as a preponderance of its publications and/or merchandise (i) "publications" which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities", as defined in G.S. 14-202.10(10), or "specified anatomical areas", as defined in G.S. 14-202.10(11); and/or (ii) merchandise that are "sexually oriented devices", as defined in G.S. 14-202.10(9).

As used in this definition, "publications include books, magazines, other periodicals, movies, video-tapes, and other products offered in photographic, electronic, magnetic, digital or other imaging medium.

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

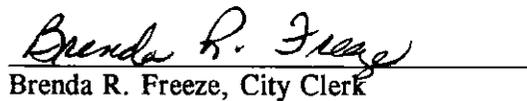
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of June, 1995, the reference having been made in Minute Book 108, and recorded in full in Ordinance Book 46, Page(s) 416-417.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of June, 1995.


Brenda R. Freeze, City Clerk

APPROVED BY CITY COUNCIL

DATE June 19, 1995

CITY ZONE CHANGE

Petition No. 95-61
City of Charlotte.

ORDINANCE NO. 313-Z

ZONING REGULATIONS

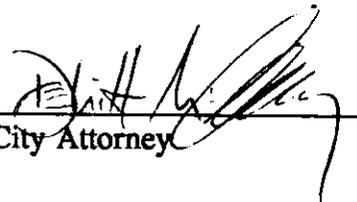
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from RE-2 and R-12MF(CD) to Same on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, 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 19th day of June, 19 95, the reference having been made in Minute Book 108 and recorded in full in Ordinance Book 46, at Page(s) 419-420.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 2nd day of October, 19 95.



Nancy S. Gilbert, Deputy City Clerk

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition #:	<u>95-61</u>
Date Filed:	<u>May 1, 1995</u>
Received By:	<u>[Signature]</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: IBM Corporation and YMCA OF Greater Charlotte
 Owner's Address: 1001 W.T. Harris Blvd. and 500 E. Morehead St.
Charlotte, NC 28262-8563 Suite 307 Charlotte, NC 28202
 Date Property Acquired: _____
 Tax Parcel Number(s): 047-111-01 (pt.), 047-121-04, 047-121-05, & 047-122-08

LOCATION OF PROPERTY (Address or Description): Southeastern Margin
of Mallard Creek Road

Size (Sq.Ft. or Acres): 75 ± Acres Street Frontage (Ft.): 880 feet
 Current Land Use: YMCA on ~~047-111-01~~ and 047-111-01 (pt) is vacant

ZONING REQUEST:

Existing Zoning: RE-2 and R-12 MF(C1) Proposed Zoning: RE-2 and R-12 MF(C1)
 Purpose of Zoning Change: To establish the City's jurisdiction
zoning

Name of Agent

Agent's Address

Telephone Number Fax Number

Signature of Property Owner
if other than Petitioner

City of Charlotte
Name of Petitioner(s)

1100 E. 4th Street
Address of Petitioner(s)

Telephone Number Fax Number

Richard P. Black
Signature

p. 4 of 10