

APPROVED BY CITY COUNCIL

DATE 3/18/91

CITY ZONE CHANGE

Petition No. 91-7
Kermit G. Phillips, II

ORDINANCE NO. 3120-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-9MF to R-6MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

PROPERTY OF GENERAL GREENE INVESTMENT COMPANY
Legal description of area to be rezoned from R-9MF to R-6MF

All that tract or parcel of land lying and being in Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at the exiting R/W monument located at the intersection of the southwest corner of property owned by CB Institutional Fund V., c/o Property Evaluation, DB #4781, PG. #89, tax parcel #061-181-04 and the northern right-of-way of the Interstate 85 Service Road (a right-of-way 100 feet in width); from this TRUE POINT OF BEGINNING as thus established thence along a curve to the left having a radius of 868.51 feet and an arc length of 369.00 feet to an existing R/W monument; thence along a curve to the left having a radius of 1462.40 feet and an arc length of 90.91 feet to a point; thence N.15-54-50W. 225.72 feet to a point thence S.67-48-50E. 111.48 feet to a point; thence N.77-42-40E. 112.49 feet to a point on the westerly right-of-way of Forestbrook Drive; thence S.15-54-50E. 7.63 feet to a point; thence along a curve to the left having a radius of 159.31 feet and an arc length of 232.33 feet to a point; thence N.80-31-45E. 562.00 feet to a point; thence along a curve to the left having a radius of 275.12 feet and an arc length of 129.55 feet to a point; thence N.30-27-00W. 264.66 feet to a point; thence N.30-19-20E. 140.40 feet to a point; thence N.51-43-00E. 90.00 feet to a point; thence S.72-41-30E. 88.48 feet to a point; thence N.51-43-00E. 140.00 feet to a point; thence S.49-44-00E. 83.00 feet to a point; thence S.07-16-00E. 69.00 feet to a point; thence S.46-35-00E. 110.00 feet to a point; thence S.69-26-00E. 103.00 feet to a point; thence S.12-51-10W. 352.00 feet to an existing iron pin; thence S.72-07-00W. 448.18 feet to an existing iron pin; thence S.80-31-45W. 496.95 feet to the existing R/W monument, the TRUE

POINT OF BEGINNING, and containing approximately 10.27 AC.
(currently zoned R-9MF) and being a portion of the property shown
on a survey, file #T-187, prepared by Marvin L. Borum and
Associates, Greensboro, North Carolina.

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of
Charlotte, North Carolina, in regular session convened on the 18th
day of March, 19 91, the reference having been made
in Minute Book 40, at page 1-3.

Pat Sharkey
City Clerk

PETITIONER: Kermit G. Phillips, II

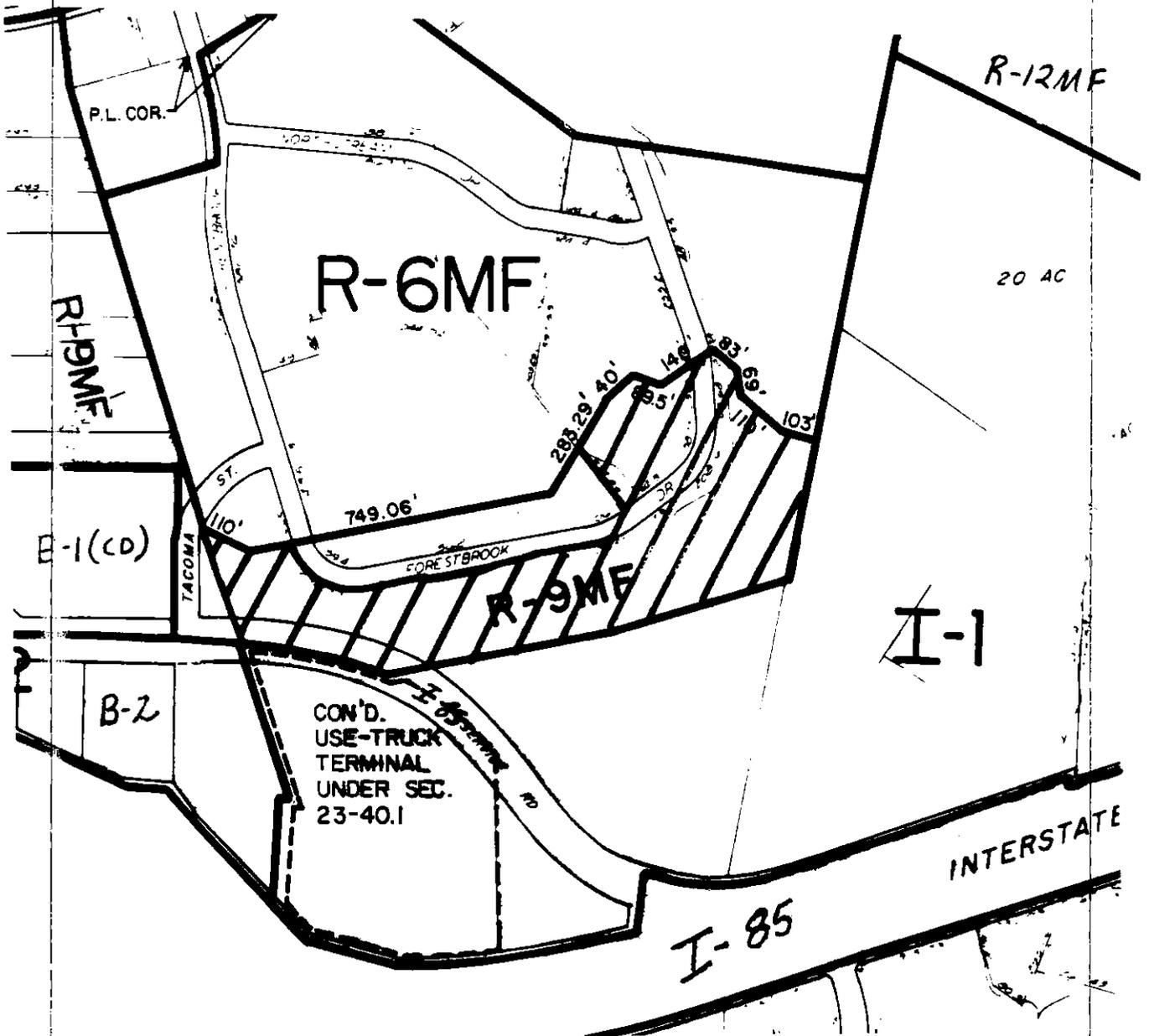
PETITION NO.: 91-7

HEARING DATE: February 18, 1991

ZONING CLASSIFICATION, EXISTING: R-9MF

REQUESTED: R-6MF

LOCATION: Approximately 10.27 acres located on the south side of Forestbrook Drive, east of Tacoma Street extending to I-85 Service Road.



ZONING MAP NO(s): 86

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE 3/18/91

CITY CD

Petition No. 91-8
Interchange Partners

ORDINANCE NO. 3121-Z

A RESOLUTION 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 8.371 acres located within the southeast quadrant of I-77 & I-85 along Tipton Drive, changing from B-D(CD) to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on February 18, 1991; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-D(CD) to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land lying in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a point located in the northern right-of-way margin of Tipton Drive (currently a 60-foot right-of-way) at its point of intersection with the centerline of a creek, said point being located N.77-19-37W. 629.71 feet from the intersection of said northern right-of-way margin of Tipton Drive with the centerline of a sixty (60) foot Service Road; thence with the centerline of said creek the following four (4) courses and distances: (1) N.28-45-29E. 298.21 feet to a point, (2) N.08-57-59E. 72.46 feet to a point, (3) N.11-47-36W. 97.26 feet to a point and (4) N.20-29-29W. 33.47 feet to a point; thence leaving said centerline of said creek, N.49-31-36E. 22.32 feet to an iron monument located in the southern right-of-way margin of the controlled access of Interstate Highway 85; thence with said southern right-of-way of the controlled access of Interstate Highway 85 and with the easterly right-of-way margin of the controlled access of Interstate Highway 77, the following six (6) courses and distances: (1) N.61-55-52W. 157.99 feet to a new iron pin, (2) S.82-21-33W. 249.70 feet to an iron monument, (3) S.79-22-41W. 143.96 feet to an iron monument, (4) S.68-31-11W. 153.58 feet to an iron monument, (5) S.59-41-26W. 187.32 feet to an iron monument and (6) S.48-49-53W. 123.03 feet to a point; thence leaving said easterly right-of-way margin of the controlled access of Interstate Highway 77, with a new line, S.48-30-00E. 555.94 feet to a point; thence with another new line, N.41-30-00E. 148.13 feet to a new iron pin located in the southern right-of-way of Tipton Drive at the western terminus of Tipton Drive; thence with the right-of-way margin of Tipton Drive at its western terminus, N.12-48-00E. 60.00 feet to a new iron pin located in the northern right-of-way margin of Tipton Drive; thence with said northern right-of-way margin of Tipton Drive, S.77-12-00E. 263.61 feet to a point, the POINT AND PLACE OF BEGINNING, containing approximately 8.72 acres, as shown on that certain plat of survey entitled "Survey for T.P.T., Inc. & Lincoln Property Company," Prepared by R. B. Pharr & Associates, P.A., dated April 5, 1988, last revised January 19, 1989, reference to which is hereby made for a more particular description.

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

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

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of
Charlotte, North Carolina, in regular session convened on the 18th
day of March, 19 91, the reference having been made in
Minute Book 98, and is recorded in full in Ordinance
Book 40, at page 4-6.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL
DATE 3/18/91

CITY CD

Petition No. 91-10
Coltsgate Ltd. Partnership

ORDINANCE NO. 3122-Z

A RESOLUTION 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 6.61 acres located along both sides of Coltsgate Road east of Sharon Road, changing from R-15 to O-6(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on February 18, 1991; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-15 to O-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

LEGAL DESCRIPTION OF COLTSGATE ROAD PROPERTY
FOR REZONING

Those two tracts of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

TRACT I:

BEGINNING at a point located in the southerly margin of the 60 foot right-of-way of Coltsgate Road, said point being the northeasterly front corner of Lot 13 in Block 1 of Sharon Pines subdivision as the same is shown on a map thereof recorded in Map Book 7 at Page 795 in the Mecklenburg Public Registry and running thence from said beginning point and with the easterly side lot line of said Lot 13 S.21-36W. 202.33 feet to a point; thence N.77-06-30W. 600.23 feet to a point located at the common rear corner of Lots 7 and 8 in Block 1 of Sharon Pines subdivision as shown on the map aforesaid; thence S.72-44W. 595.90 feet to a point located at the southwesterly rear corner of Lot 3 in Block 1 of Sharon Pines as shown on the map aforesaid; thence due north 100 feet to a point; thence N.28-35E. 200 feet to a point located in the southerly margin of the 60-foot right-of-way of Coltsgate Road; thence with said margin of Coltsgate Road with the following four calls: 1) with the arc of a circular curve to the left having a radius of 180.12 feet, an arc distance of 114.54 feet; 2) N.72-44E. 336.96 feet; 3) thence with the arc of a circular curve to the right having a radius of 120.12 feet, an arc distance of 63.23 feet; and 4) S.77-06-30E. 652.39 feet to the POINT AND PLACE OF BEGINNING, and containing 5.62 acres, more or less, as shown on a survey of Bobby J. Raye, Registered Surveyor, dated December, 1990.

TRACT II:

BEGINNING at a point located in the northerly margin of the 60-foot right-of-way of Coltsgate Road, said point being the southeasterly front corner of Lot 9 in Block 2 of SHARON PINES subdivision as shown on a map thereof recorded in Map Book 7 at page 795 in the Mecklenburg Public Registry and running thence from said beginning point and with the easterly side lot line of said Lot 9 N.21-36E. 22.95 feet to a point; thence N.20-06E. 157.78 feet to a point; thence N.71-35-30W. 130.50 feet to a point; thence N.58-24W. 105.58 feet to a point; thence S.12-53-30W. 225.62 feet to a point located in the northerly margin of the 60 foot right-of-way of Coltsgate Road; thence with said margin of Coltsgate Road, S.77-06-30E. 206.65 feet to the POINT AND PLACE OF BEGINNING, and containing 0.99 acres, more or less, as shown on a survey of Bobby J. Raye, Registered Surveyor, dated December, 1990.

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

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

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of March, 19 91, the reference having been made in Minute Book 98, and is recorded in full in Ordinance Book 40, at page 7-88.

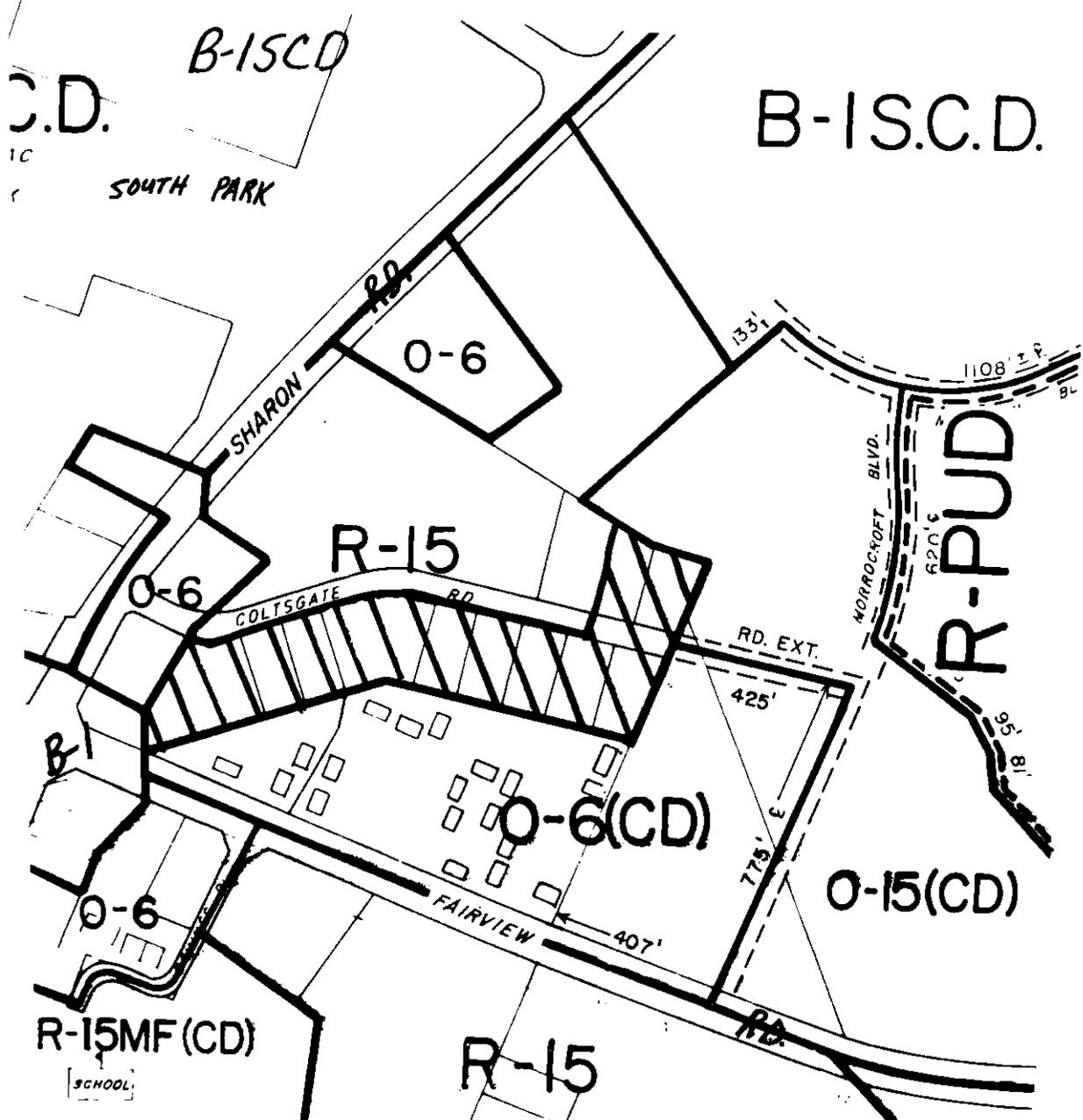
Pat Sharkey
City Clerk

PETITIONER: Coltgate Ltd. Partnership

PETITION NO.: 91-10 HEARING DATE: February 18, 1991

ZONING CLASSIFICATION, EXISTING: R-15 REQUESTED: O-6(CD)

LOCATION: Approximately 6.61 acres located along both sides of Coltsgate Road east of Sharon Road.



ZONING MAP NO(s): 135

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

APPROVED BY CITY COUNCIL
DATE 3/18/91

CITY ZONE CHANGE

Petition No. 91-12
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3123-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-9MF to R-15 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE MAP ATTACHED

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

APPROVED AS TO FORM:

Harry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of March, 19 91, the reference having been made in Minute Book 98, at page _____.

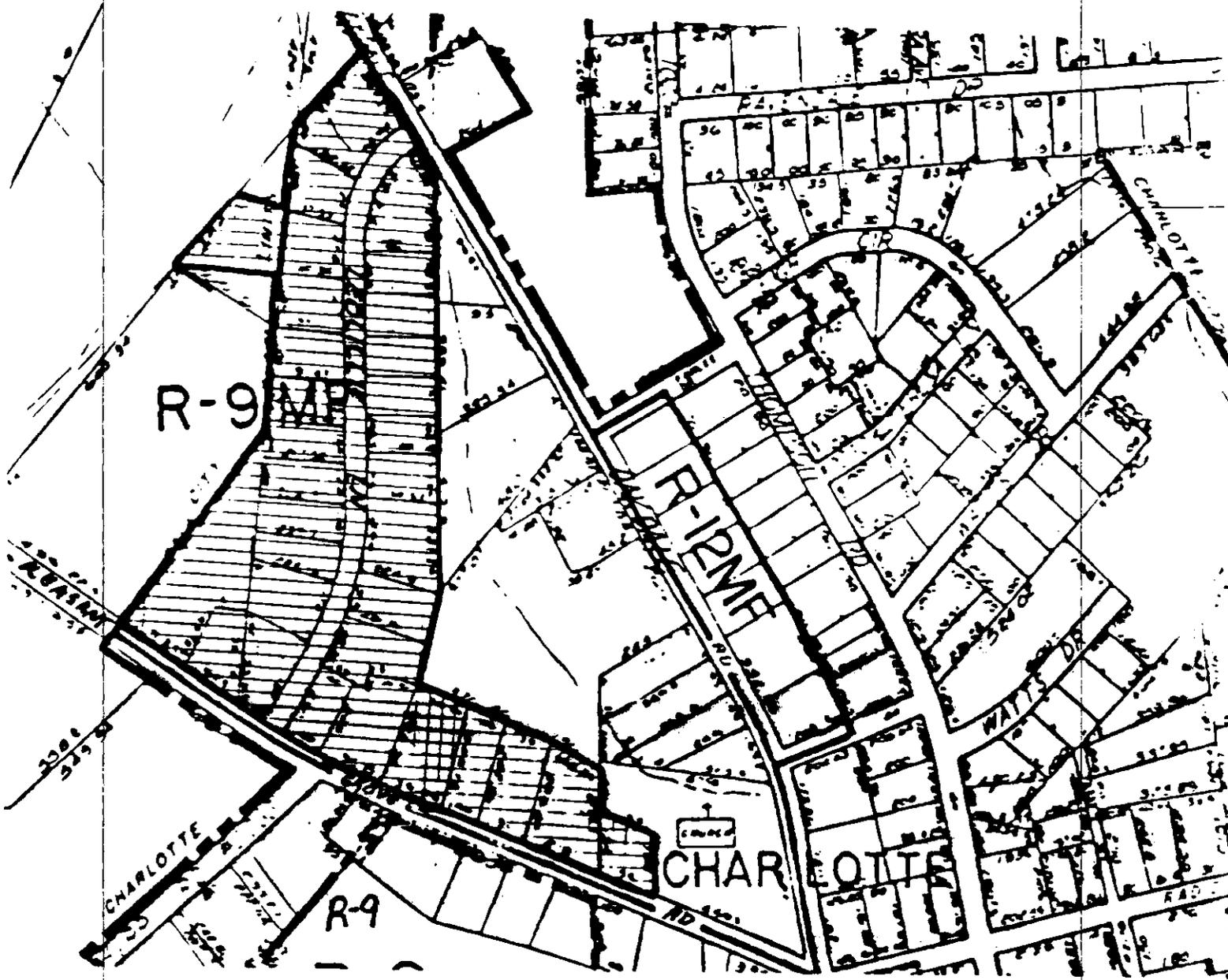
Pat Sharkey
City Clerk

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-12 HEARING DATE: February 18, 1991

ZONING CLASSIFICATION, EXISTING: R-9MF REQUESTED: R-15

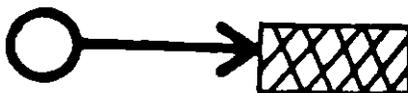
LOCATION: Approximately 22.4 acres on the northerly side of Pleasant Grove Road extending along both sides of Leolillie Lane to Oakdale Road.



ZONING MAP NO(s): 61

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE 3/18/91

CITY ZONE CHANGE

Petition No. 91-13
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3124-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

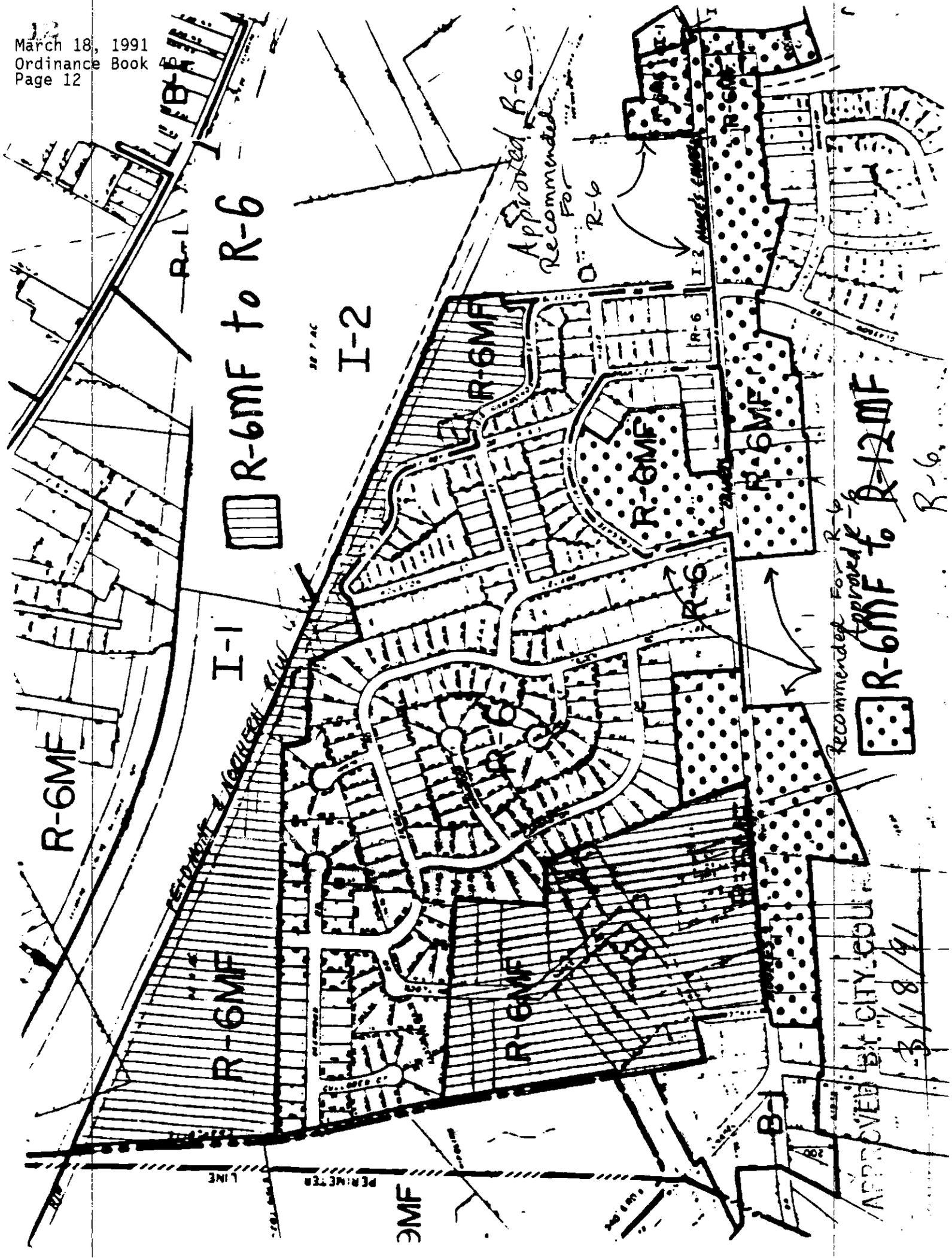
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of March, 19 91, the reference having been made in Minute Book 98, at page _____.

Pat Sharkey
City Clerk



R-6MF to R-6

I-1

I-2

R-6MF

R-6MF

R-6MF

R-6

R-6

R-6MF

R-6MF

R-6MF

R-6

R-6MF

Recommended For R-6
Approved R-6
R-6MF to R-12MF



APPROVED BY CITY COURT
3/18/91

Approved R-6
Recommended For R-6

Recommended For R-6

R-6

PERIMETER LINE

6MF

B-1

APPROVED BY CITY COUNCIL

DATE 3/18/91

CITY ZONE CHANGE

Petition No. 91-14
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 3125-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-9MF to R-15 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:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of March, 19 91, the reference having been made in Minute Book 98, at page _____.

Pat Sharkey
City Clerk

