

CITY CD

Petition No.98-91
The Hanover Company

ORDINANCE NO. 1263-Z

APPROVED BY CITY COUNCIL
DATE May 17, 1999

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 22 acres located on the northwest corner of East W. T. Harris Boulevard and Old Concord 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 October 21, 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-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

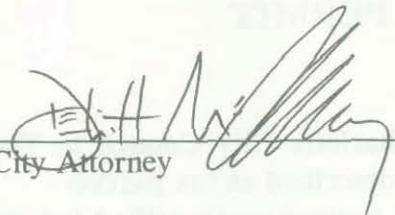
SEE ATTACHED

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-

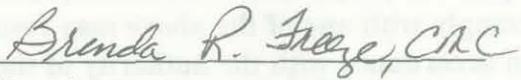
APPROVED AS TO FORM:



City Attorney

I, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 374-376B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 98-91
The Hanover Company

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Hanover Company and successors-in-interest of the property described as tax parcels 049-272-02 through 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 R-17MF(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.

May 17, 1999

Ordinance Book 49, Page 376A
Petition #: 98-91

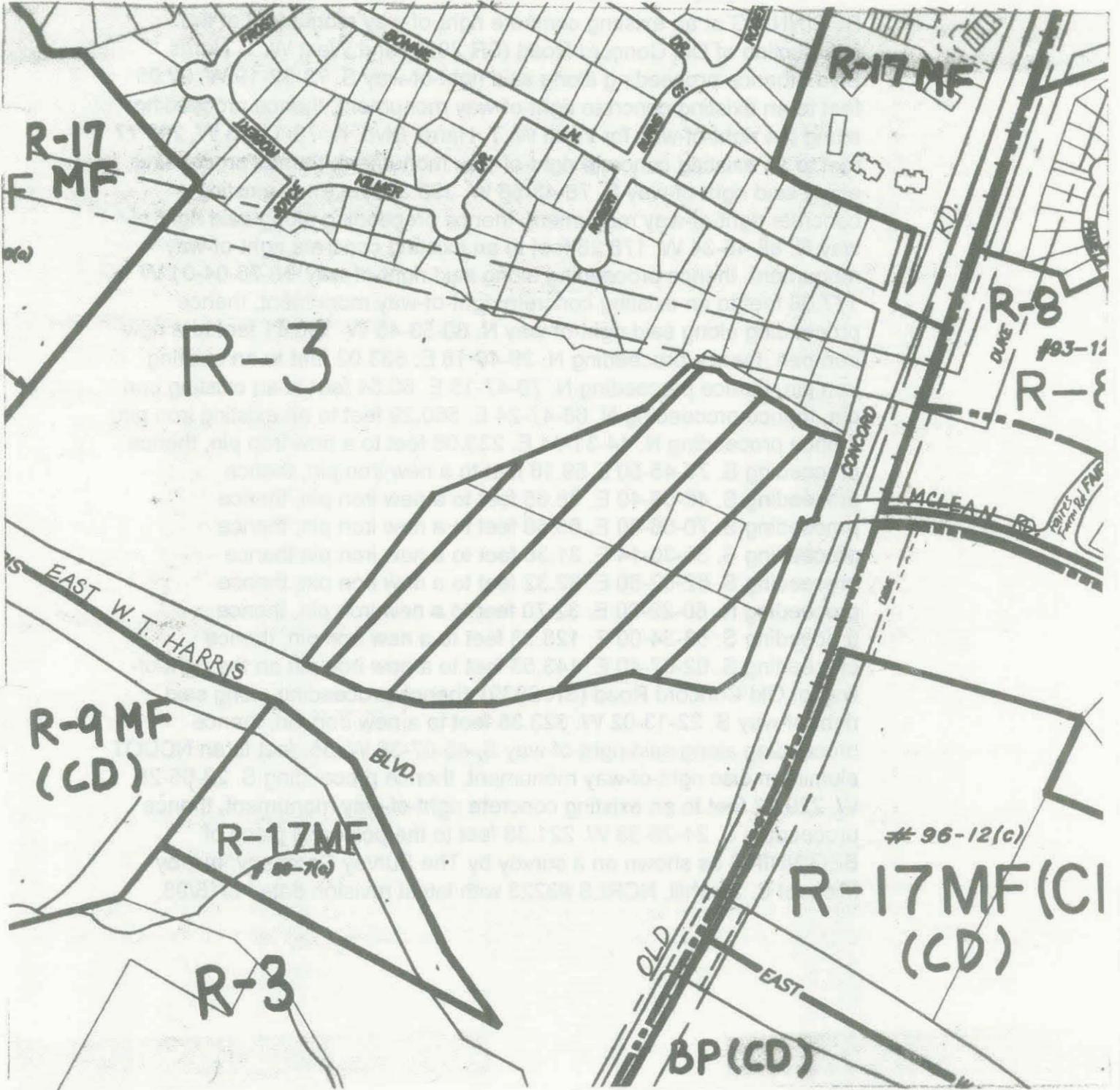
Petitioner: The Hanover Company

Hearing Date: October 21, 1998

Zoning Classification (Existing): R-3

Zoning Classification (Requested): R-17MF(CD)

Location: Approximately 22 acres located on the northwest corner of East W. T. Harris Boulevard and Old Concord Road.



Zoning Map #(s): 72

Scale: 1" = 400'

98-91

CONDITIONAL REZONING REQUEST
THE HANOVER COMPANY/OLD CONCORD ROAD MULTI-FAMILY

METES & BOUNDS DESCRIPTION

BEGINNING at an existing concrete right-of-way monument at the intersection of Old Concord Road (SR 2939) and West W. T. Harris Blvd., thence proceeding along said right-of-way S. 73-32-19 W. 92.05 feet to an existing concrete right-of-way monument, thence proceeding along the right-of-way for West W. T. Harris Blvd. N. 76-11-23 W. 290.77 feet to an existing concrete right-of-way monument, thence proceeding along said right-of-way S. 76-43-56 W. 393.35 feet to an existing concrete right-of-way monument, thence proceeding along said right-of-way N. 88-48-34 W. 178.28 feet to an existing concrete right-of-way monument, thence proceeding along said right-of-way, N. 76-04-01 W 177.08 feet to an existing concrete right-of-way monument, thence proceeding along said right-of-way N. 60-53-45 W. 190.41 feet to a new iron pin, thence proceeding N. 39-40-18 E. 633.02 feet to an existing iron pin, thence proceeding N. 70-47-15 E. 80.54 feet to an existing iron pin, thence proceeding N. 66-47-24 E. 560.29 feet to an existing iron pin, thence proceeding N. 44-31-44 E. 233.08 feet to a new iron pin, thence proceeding S. 73-45-50 E 59.18 feet to a new iron pin, thence proceeding S. 46-06-40 E. 38.65 feet to a new iron pin, thence proceeding S. 70-56-00 E. 63.58 feet to a new iron pin, thence proceeding S. 35-30-14 E. 31.36 feet to a new iron pin thence proceeding S. 62-52-50 E. 32.32 feet to a new iron pin, thence proceeding N. 80-29-00 E. 32.70 feet to a new iron pin, thence proceeding S. 53-34-00 E. 128.33 feet to a new iron pin, thence proceeding S. 62-07-40 E. 143.53 feet to a new iron pin on the right-of-way of Old Concord Road (SR 2939), thence proceeding along said right-of-way S. 22-13-02 W. 323.35 feet to a new iron pin, thence proceeding along said right-of-way S. 45-07-36 W. 55. feet to an NCDOT aluminum disc right-of-way monument, thence proceeding S. 23-05-28 W. 229.12 feet to an existing concrete right-of-way monument, thence proceeding S. 24-26-38 W. 221.38 feet to the point and place of BEGINNING as shown on a survey by The Survey Company, Inc. by Michael C. Sawhill, NCRLS #3223 with latest revision dated 6/16/98.

TLH/tt/64C111

CITY CD

Petition No.98-116
Hargett, LLC

ORDINANCE NO. 1264-Z

APPROVED BY CITY COUNCIL
DATE May 17, 1999

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 west side of Providence Road (NC 16), north of the East-West Circumferential 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 February 15, 1999; 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:

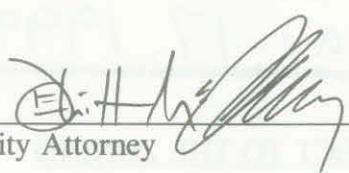
SEE ATTACHED

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-

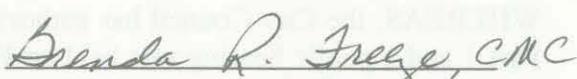
APPROVED AS TO FORM:



City Attorney

I, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 377-379B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 98-116
Hargett, LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Hargett, LLC and successors-in-interest of the property described as tax parcel 229-171-03 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 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.

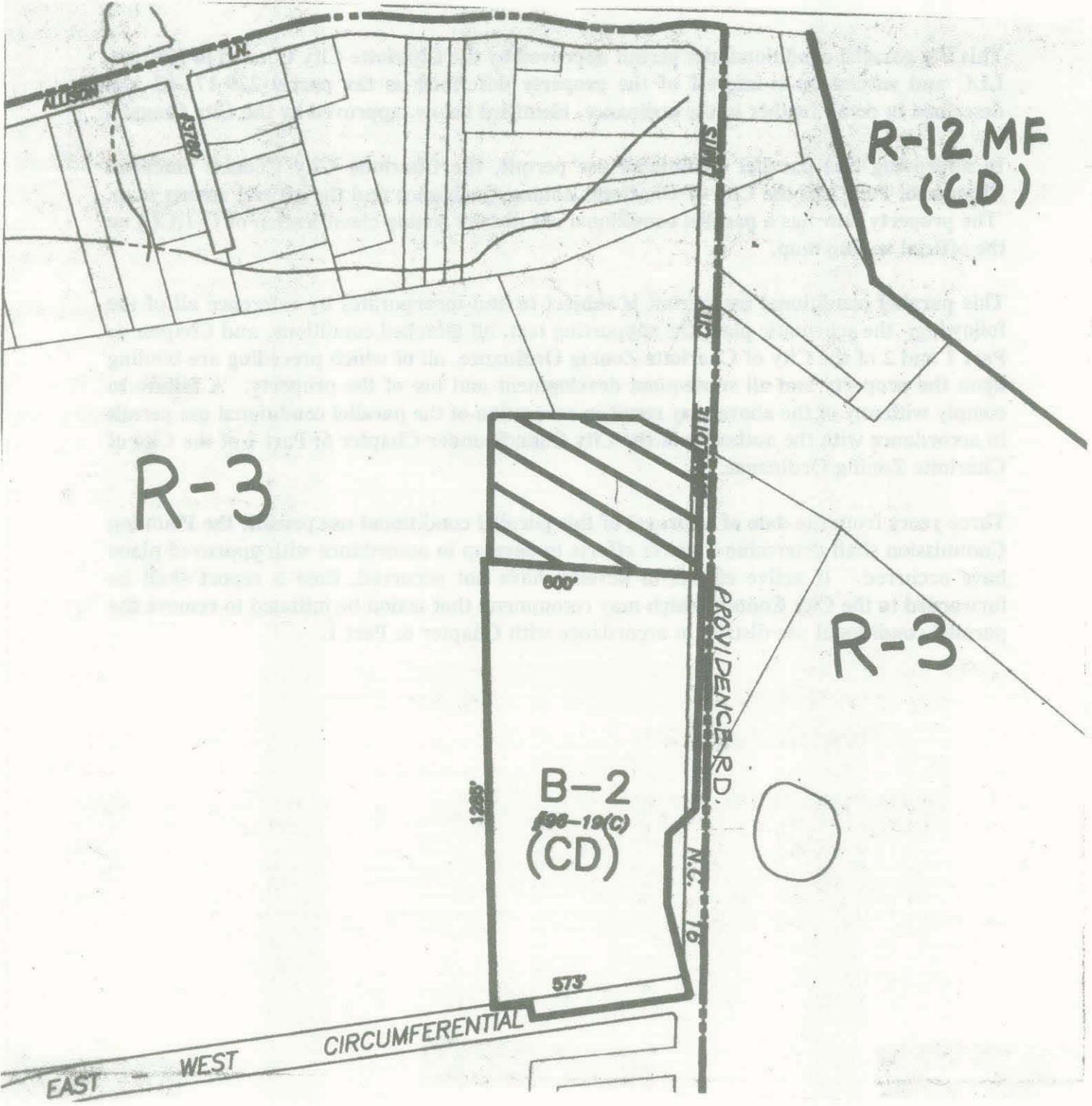
Petitioner: Hargett, LLC

Hearing Date: December 21, 1998

Classification (Existing): R-3

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

Location: Approximately 6 acres located on the west side of Providence Road (NC 16)
north of East-West Circumferential Road.



Zoning Map #(s): 180

Scale: 1" = 400'

98-116

CONDITIONAL REZONING REQUEST BY HARGETT, LLC

METES AND BOUNDS DESCRIPTION

Lying on the Westerly side of Providence Road, and BEGINNING at a nail in the center line of Providence Road, corner of a 4.56 Acre Tract conveyed by the parties of the first part to Harris Greene Lee Rea by Deed recorded in Book 1333, Page 25, in the office of the Register of Deeds for Mecklenburg County, North Carolina, and running thence with the center line of Providence Road, which is in line of said 4.56 Acre Tract, S 4-05-20 W 350 feet to a nail; thence a new line N. 85-54-40 W 600 feet to an iron; thence another new line N. 3-52-40 E. 442.17 feet to an iron; thence another new line S 87-06-00 E 150 feet to an old iron, corner of a tract described in a Deed recorded in Book 2280, Page 160, in said Register's office; thence with a line of that tract continuing S 87-06-00 E 279.72 feet to an old iron, corner of said tract; thence S 55-28-00 E. 199.50 feet to the BEGINNING - Containing 5.987 Acres and being part of the land covered to the parties of the first part by North Carolina Joint Stock Land Bank of Durham by Deed recorded in Box 968, Page 145, in said Register's office.

The above land is conveyed to the existing center line of Providence Road (being NC Highway 16), with an existing right-of-way of 60 feet.

72C113

CITY CD

Petition No.99-04
Robert and Carrie Alexander

ORDINANCE NO. 1265-Z

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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 northwest corner of U.S. 29 and Heritage Pointe Drive; 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 January 20, 1999; 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-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

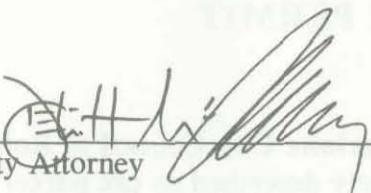
SEE ATTACHED

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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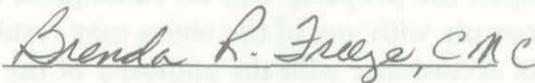
APPROVED AS TO FORM:



City Attorney

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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 380-382C.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 99-04
Robert and Carrie Alexander

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Robert and Carrie Alexander and successors-in-interest of the property described as tax parcel 029-031-15 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-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.

Petition #: 99-04

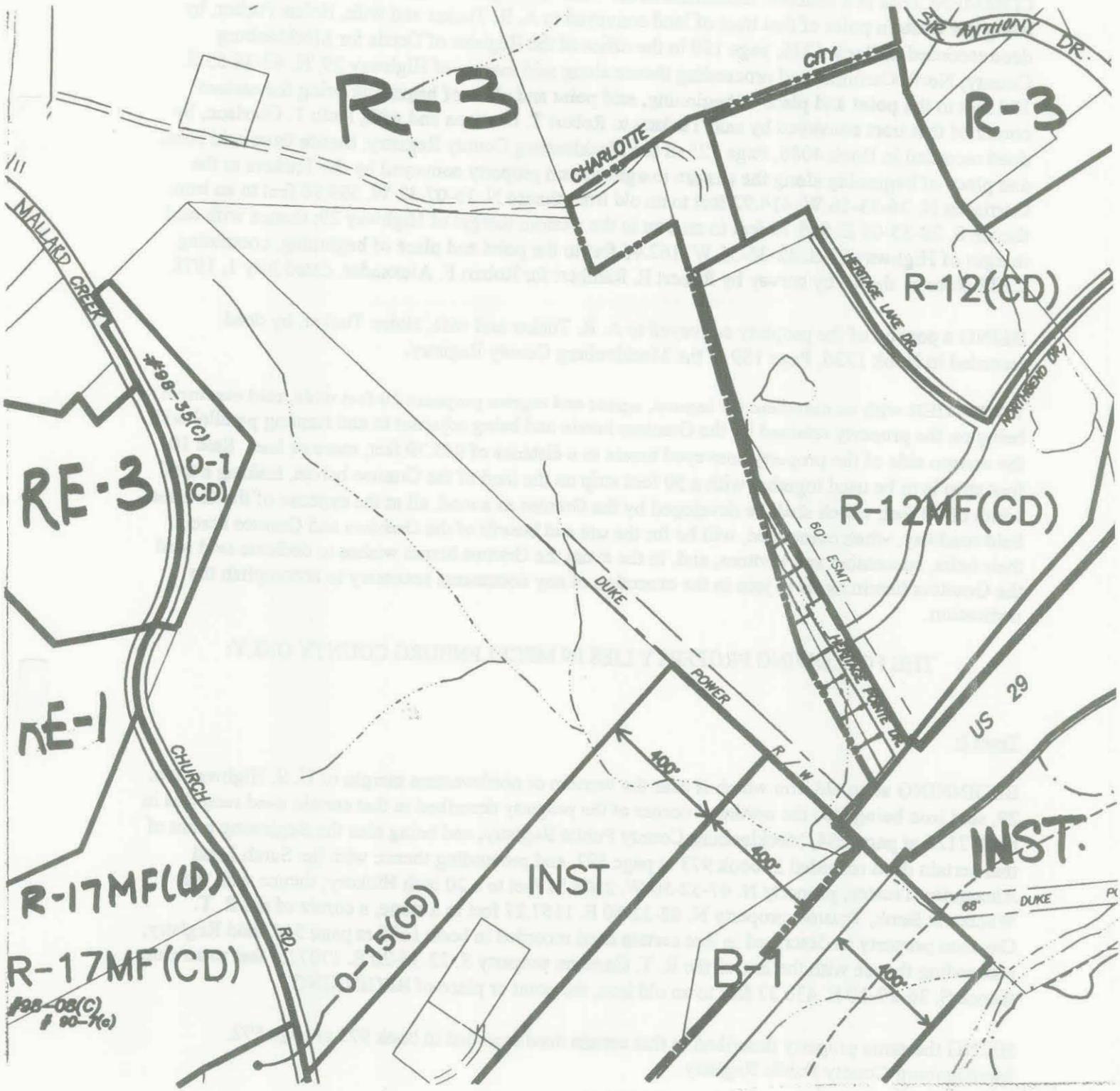
Petitioner: Robert and Carrie Alexander

Hearing Date: January 19, 1999

Classification (Existing): R-3

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

Location: Approximately 1.2 acres located on the northwest corner of U.S. 29 and Heritage Pointe Drive.



Zoning Map #(s): 54

Scale: 1" = 400'

May 17, 1999

Ordinance Book 49, Page 382B

LEGAL DESCRIPTION

99-04

THE FOLLOWING PROPERTY LIES WITHIN THE CHARLOTTE CITY LIMITS:

COMMENCING at a concrete monument in the western margin of Highway 29, said monument being the western point of that tract of land conveyed to A. R. Tucker and wife, Helen Tucker, by deed recorded in Book 1236, page 189 in the office of the Register of Deeds for Mecklenburg County, North Carolina, and proceeding thence along said margin of Highway 29, N. 42-36-55 E. 100 feet to the point and place of beginning, said point and place of beginning being the eastern corner of that tract conveyed by said Tuckers to Robert T. Garrison and wife, Ruth T. Garrison, by deed recorded in Book 4086, Page 725 of the Mecklenburg County Registry; thence from said point and place of beginning along the eastern margin of said property conveyed by the Tuckers to the Garrisons N. 26-33-16 W. 414.92 feet to an old iron; thence N. 15-07-32 W. 599.96 feet to an iron; thence S. 28-33-05 E. 945.79 feet to an iron in the western margin of Highway 29; thence with said margin of Highway 29 S. 42-36-55 W. 162.46 feet to the point and place of beginning, containing 2.235 acres as shown by survey by Robert E. Rambert for Robert F. Alexander, dated July 1, 1978.

BEING a portion of the property conveyed to A. R. Tucker and wife, Helen Tucker, by deed recorded in Book 1236, Page 189 of the Mecklenburg County Registry.

TOGETHER with an easement for ingress, egress and regress purposes 10 feet wide, said easement being on the property retained by the Grantors herein and being adjacent to and running parallel with the eastern side of the property conveyed herein to a distance of 945.79 feet, more or less. Said 10 foot strip is to be used together with a 50 foot strip on the land of the Grantee herein, making a total width of 60 feet, which shall be developed by the Grantee as a road, all at the expense of the Grantee. Said roadway, when completed, will be for the use and benefit of the Grantors and Grantee herein, their heirs, successors and invitees, and, in the event the Grantee herein wishes to dedicate said road the Grantors herein agree to join in the execution of any documents necessary to accomplish the dedication.

THE FOLLOWING PROPERTY LIES IN MECKLENBURG COUNTY ONLY:

Tract Y:

BEGINNING at an old iron which is near the western or northwestern margin of U. S. Highway No. 29, said iron being also the northeast corner of the property described in that certain deed recorded in book 2126 at page 254, Mecklenburg County Public Registry, and being also the Beginning point of that certain deed recorded in book 973 at page 592, and proceeding thence with the Sarah Land Alexander, Trustee, property N. 47-32-50 W. 2804.31 feet to a 20 inch Hickory; thence with the Wachovia Bank, Trustee, property N. 88-32-50 E. 1157.27 feet to a stone, a corner of the R. T. Garrison property as described in that certain deed recorded in book 1635 at page 544, said Registry; proceeding thence with the line of the R. T. Garrison property S. 22-36-20 E. 1707.26 feet to an elm; thence S. 36-29-10 E. 430.37 feet to an old iron, the point or place of BEGINNING.

BEING the same property described in that certain deed recorded in book 973 at page 592. Mecklenburg County Public Registry.

JAH: 136457_1

0337 4495

2 P 163008136/NO.36/ST.17:37/ST.17:36/NO.3660081163 P 2

FROM JOHNSTON ALLISON HORD 704-3761628

RECEIVED FROM: WOLF DEALERS

May 17, 1999

Ordinance Book 49, Page 382C

BEING 23.809 ACRES As shown on the boundary survey for Robert F. Alexander by Spratt & Seaver, Inc. dated August 22, 1966.

Tract 2:

BEGINNING at a concrete monument in the western margin of Highway 29, said beginning point being the western corner of the property conveyed to A. R. Tucker and wife, Helen Tucker by deed recorded in book 1236, page 189 in the office of the Register of Deeds for Mecklenburg County, North Carolina, and proceeding from said point and place of beginning along said margin of Highway 29 N. 42-36-55 E. 100 feet to an iron; thence N. 26-33-16 W. 414.92 feet to an old iron; thence N. 15-07-32 W. 1193.28 feet to an old iron; thence N. 17-17-05 W. 167.37 feet to an old iron; thence S. 61-52-58 W. 286.63 feet to an old iron; thence S. 20-44-27 E. 1480.52 feet to a 24 inch elm; thence S. 34-12-28 E. 321.36 feet to an old iron in the western margin of Highway 29; thence with said margin of Highway 29 N. 42-36-55 E. 39.24 feet to the beginning as shown by survey for Robert F. Alexander by Robert E. Rembert, dated July, 1978.

Being the 8.004 acre tract conveyed to R. T. Garrison and wife Ruth T. Garrison by deed recorded in book 1635, page 544 in the office of the Register of Deeds for Mecklenburg County, North Carolina and the 0.445 acre tract conveyed to said Garrisons by A. R. Tucker and wife, Helen Tucker by deed recorded simultaneous herewith.

JAN 13 1999

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(FR1) 10.23.98 17:38/ST. 17:36/NO. 3550081163 P 3

FROM JOHNSTON ALLISON HORD 704-3761628

CITY CD

Petition No.99-27
Diamond Oak Development, Inc.

ORDINANCE NO. 1266-Z

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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 9 acres located on Muddy Pond Lane, east of Pineville Road (U.S. 521); 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 15, 1999; 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 R-8(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

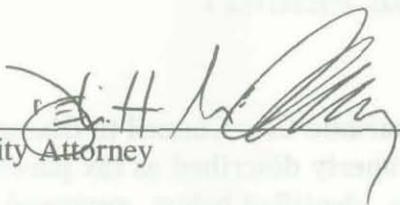
SEE ATTACHED

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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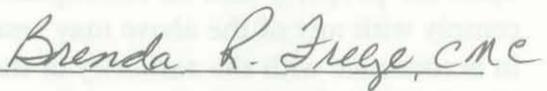
APPROVED AS TO FORM:



City Attorney

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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 383-385A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 99-27
Diamond Oak Development, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Diamond Oak Development, Inc. and successors-in-interest of the property described as tax parcel 173-162-78 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-8(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.

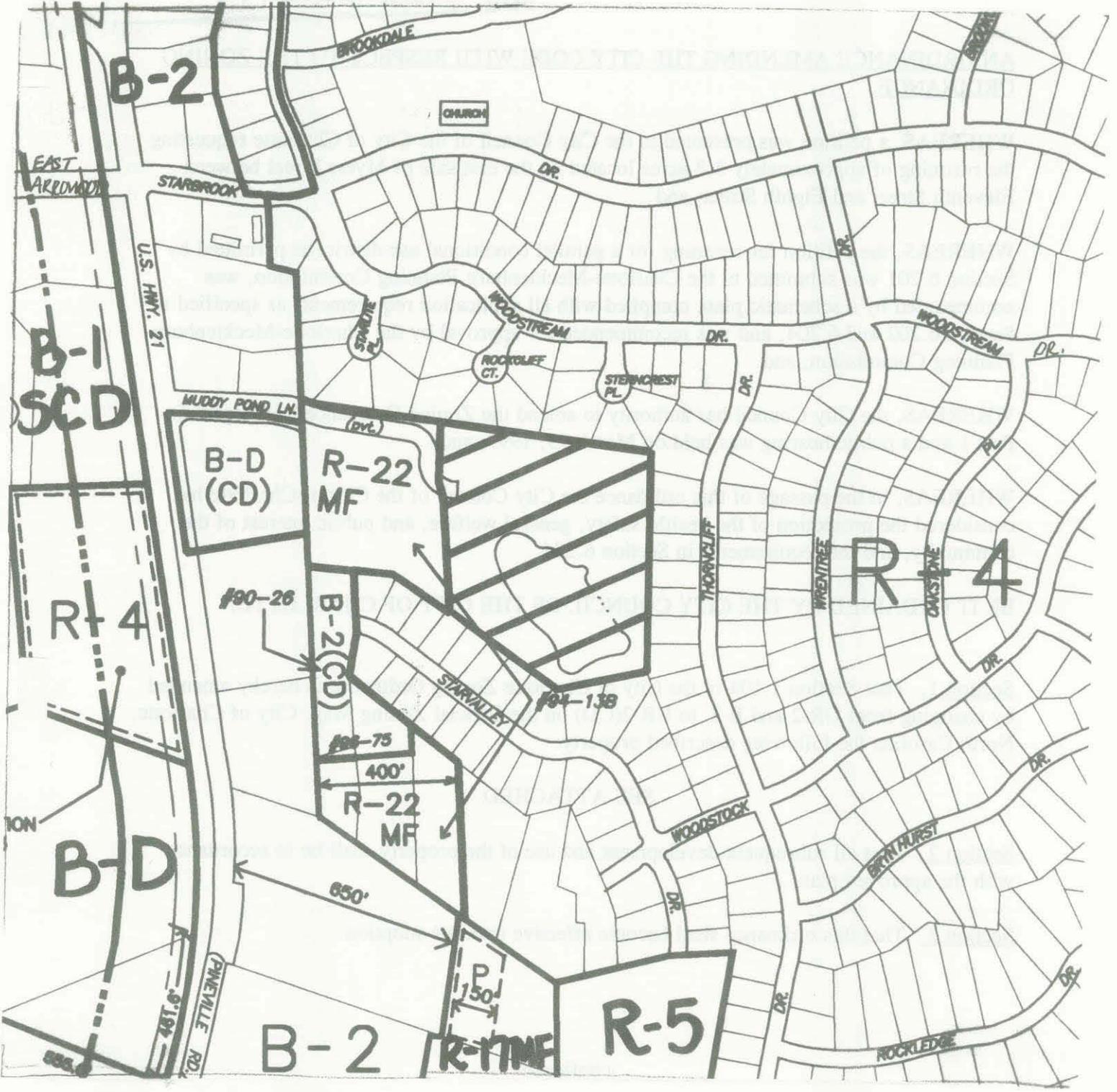
Petitioner: Diamond Oak Development, Inc.

Hearing Date: March 15, 1999

Classification (Existing): R-4

Zoning Classification (Requested): R-8(CD)

Location: Approximately 9 acres located on Muddy Pond Lane east of Pineville Road
(U.S. Hwy. 521).



Zoning Map #(s): 148

Scale: 1" = 400'

CITY CD

Petition No.99-35
City of Charlotte

ORDINANCE NO. 1267-Z

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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 3.8 acres located on the east side of Myers Street between Eleventh Street and Eighth 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 March 15, 1999; 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 UR-2 and B-2 to UR-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

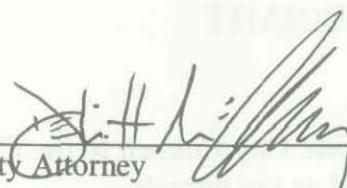
SEE ATTACHED

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, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 386-388A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 99-35
City of Charlotte

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to the City of Charlotte and successors-in-interest of the property described as tax parcels 080-111-01 through 05, 080-115-01 through 04, and 080-102-01 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 UR-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.

Petition #: 99-35

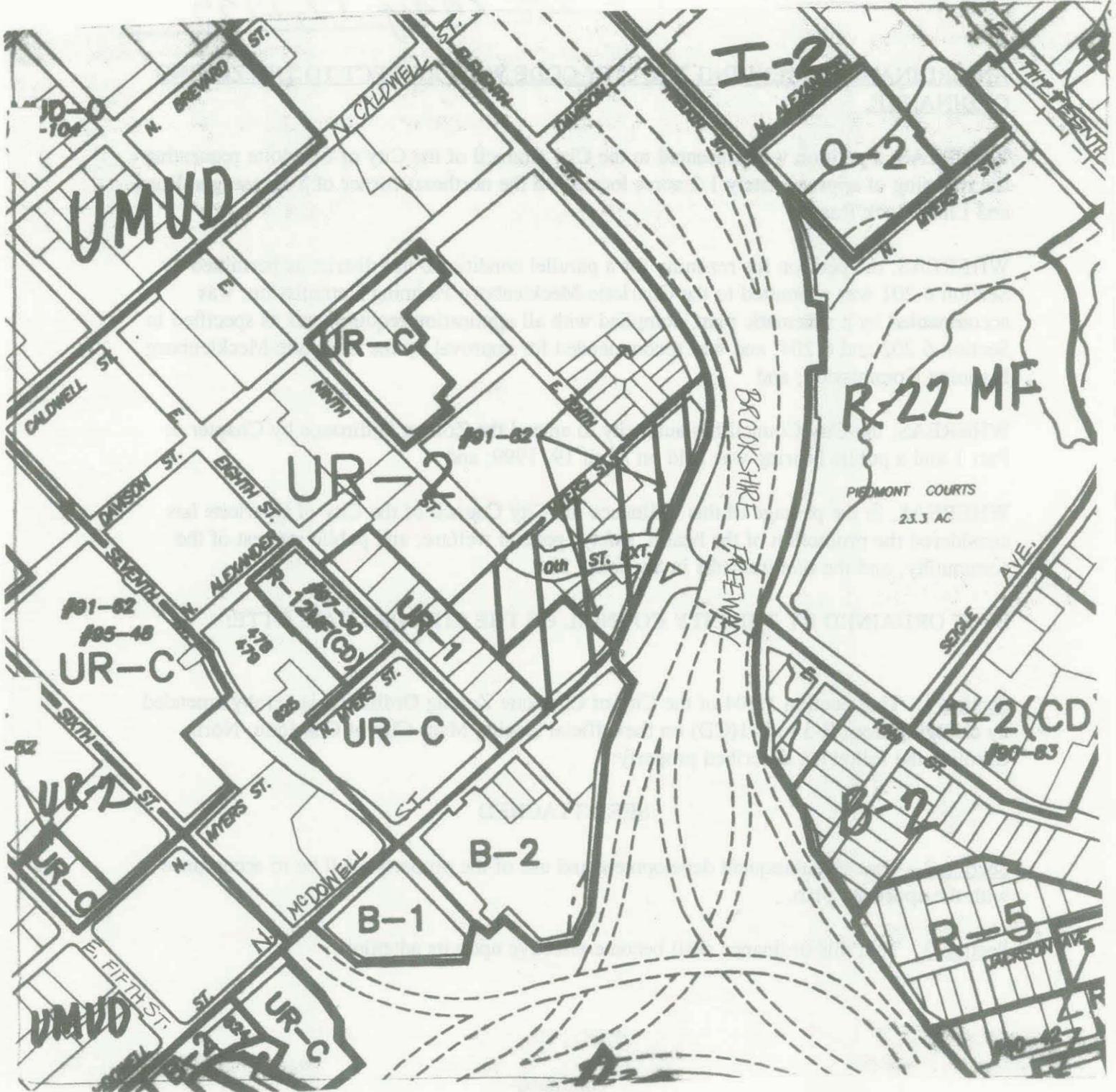
Petitioner: City of Charlotte

Hearing Date: March 15, 1999

Classification (Existing): UR-2 and B-2

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

Location: Approximately 3.8 acres located on the east side of Myers Street between Eleventh Street and Eighth Street.



CITY CD

Petition No.99-40
CrownCen Marketing Company

ORDINANCE NO. 1268-Z

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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 northeast corner of Tuckasegee Road and Little Rock Road.

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 April 19, 1999; 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.

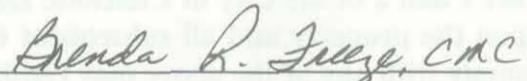
-continued-

APPROVED AS TO FORM:


City Attorney

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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 389-391B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.


Brenda R. Freeze, CMC, City Clerk

Petition No. 99-40
CrownCen Marketing Company

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to CrownCen Marketing Company and successors-in-interest of the property described as tax parcel 059-172-09 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.

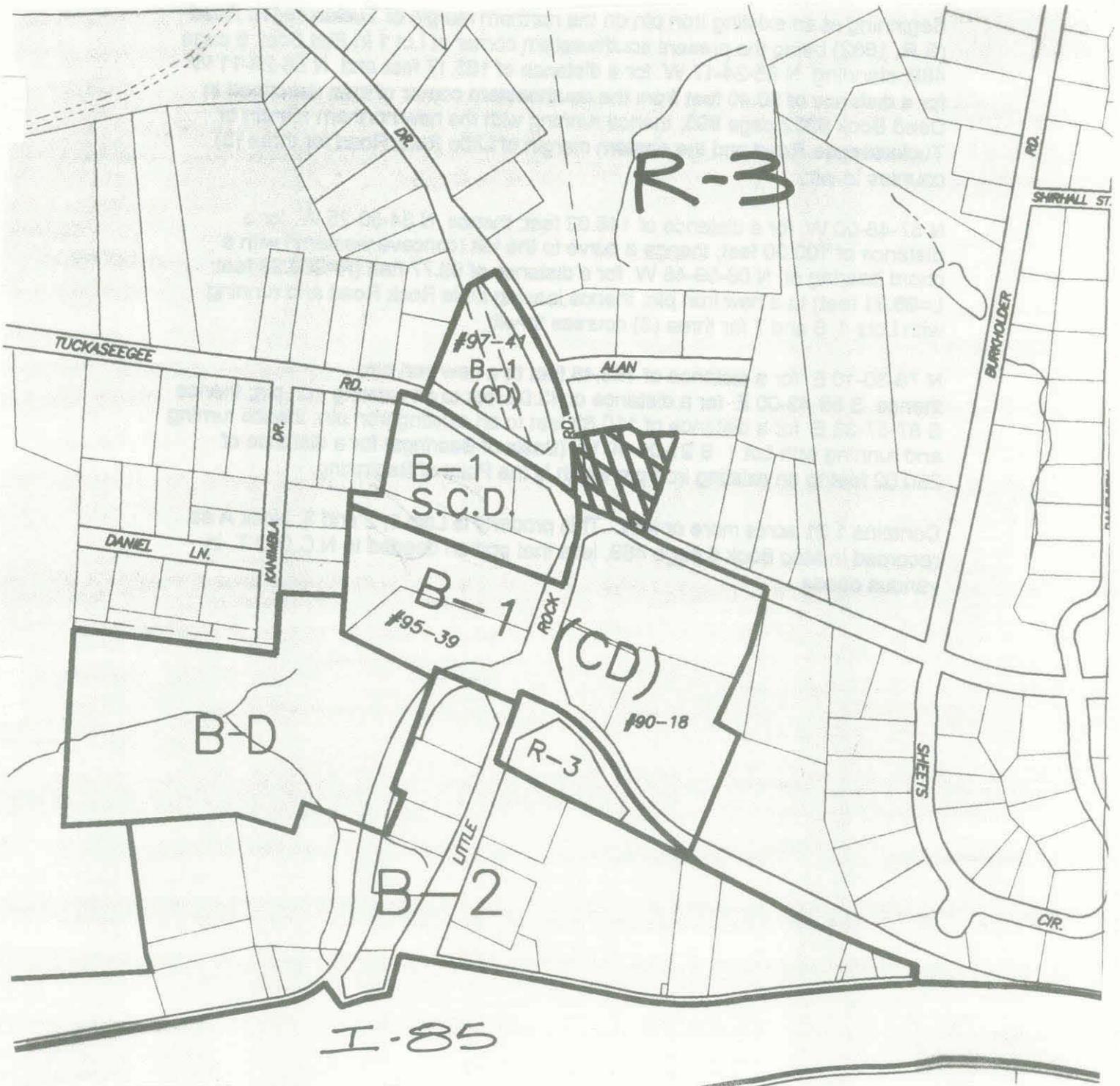
Petitioner: CrownCen Marketing Company

Hearing Date: April 19, 1999

Classification (Existing): R-3

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

Location: Approximately 1.2 acres located on the northeast corner of Tuckaseegee Road and Little Rock Road.



Zoning Map #(s): 86

Scale: 1" = 400'

99-40

All that piece or parcel of land lying at the northeastern intersection of the margins of Tuckaseegee Road (S.R. 1662) and Little Rock Road (S.R. 1641) in Berryhill Township, of Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at an existing iron pin on the northern margin of Tuckaseegee Road (S.R. 1662) being the present southwestern corner of Lot 1 in Plat Book 6 page 489, standing N 65-24-17 W for a distance of 163.17 feet and N 56-28-11 W for a distance of 50.40 feet from the southeastern corner of tract described in Deed Book 8952 page 895; thence running with the new northern margin of Tuckaseegee Road and the eastern margin of Little Rock Road for three (3) courses to-wit:

N 57-48-00 W for a distance of 148.02 feet; thence N 34-50-25 W for a distance of 100.00 feet; thence a curve to the left (concave westerly) with a chord bearing of N 08-59-48 W for a distance of 98.77 feet (R=993.93 feet; L=98.81 feet) to a new iron pin; thence leaving Little Rock Road and running with Lots 4, 6 and 7 for three (3) courses to-wit:

N 78-30-10 E for a distance of 155.48 feet to a new iron pin; thence S 56-43-00 E for a distance of 43.08 feet to an existing iron pin; thence S 87-57-33 E for a distance of 110.82 feet to an existing iron pin; thence turning and running with Lot 1 S 21-08-40 W (Basis of Bearings) for a distance of 280.02 feet to an existing iron pin which is the Point of Beginning.

Contains 1.21 acres more or less. This property is Lots 1, 2 and 3, block A as recorded in Map Book 6 page 489, less that portion deeded to N.C.D.O.T. in various deeds.

APPROVED BY CITY COUNCIL

MAY 17, 1999

CITY ZONE CHANGE

Petition No. 99-41
LandCraft Properties, Inc.

ORDINANCE NO. 1269-Z

ZONING REGULATIONS

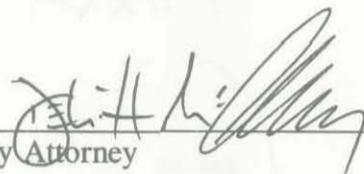
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 10 acres located east of Hubbard Road and north of Mallard Creek Road (tax parcel 027-011-01) from R-3 to R-4 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, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 392-393.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

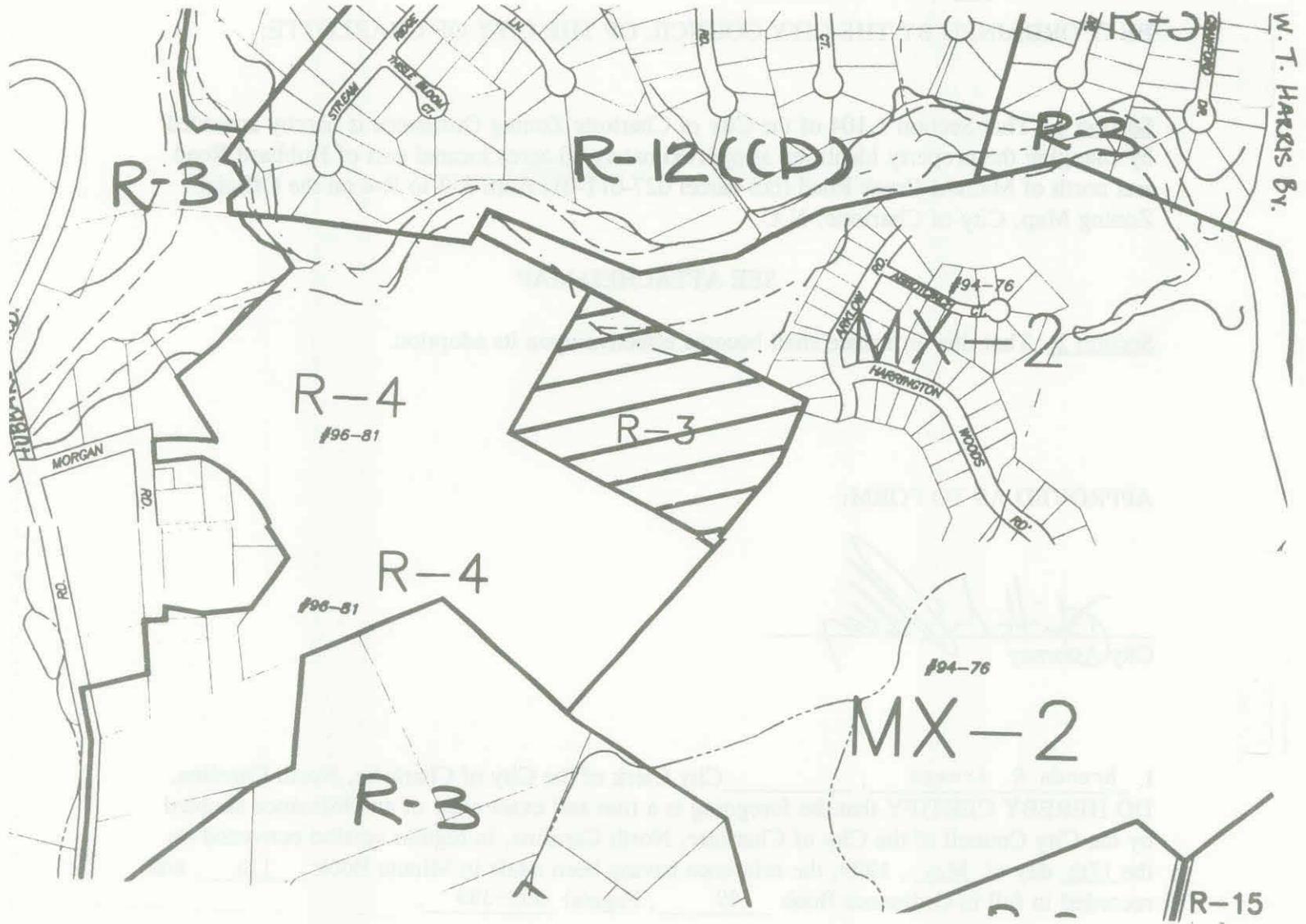
Petitioner: LandCraft Properties, Inc.

Hearing Date: April 19, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-4

Location: Approximately 10 acres located east of Hubbard Road and north of Mallard Creek Road.



Zoning Map #(s): 52, 59

Scale: No Scale

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CITY CD

Petition No.99-43
The Cunnane Group

ORDINANCE NO. 1270-Z

APPROVED BY CITY COUNCIL
DATE May 17, 1999

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 23 acres located on the west side of the proposed Colony Road Extension west of Rea Road.

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 April 19, 1999; 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:

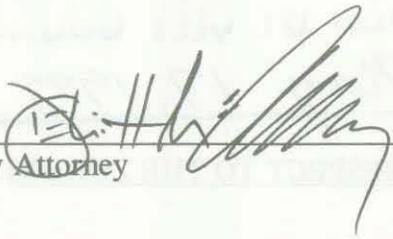
SEE ATTACHED

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, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 395-397A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.


Brenda R. Freeze, CMC, City Clerk

**Petition No. 99-43
The Cunnane Group**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The Cunnane Group and successors-in-interest of the property described as tax parcel 211-241-05 portion of 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.

May 17, 1999
Ordinance Book 49, Page 397A
Petition #: 99-43

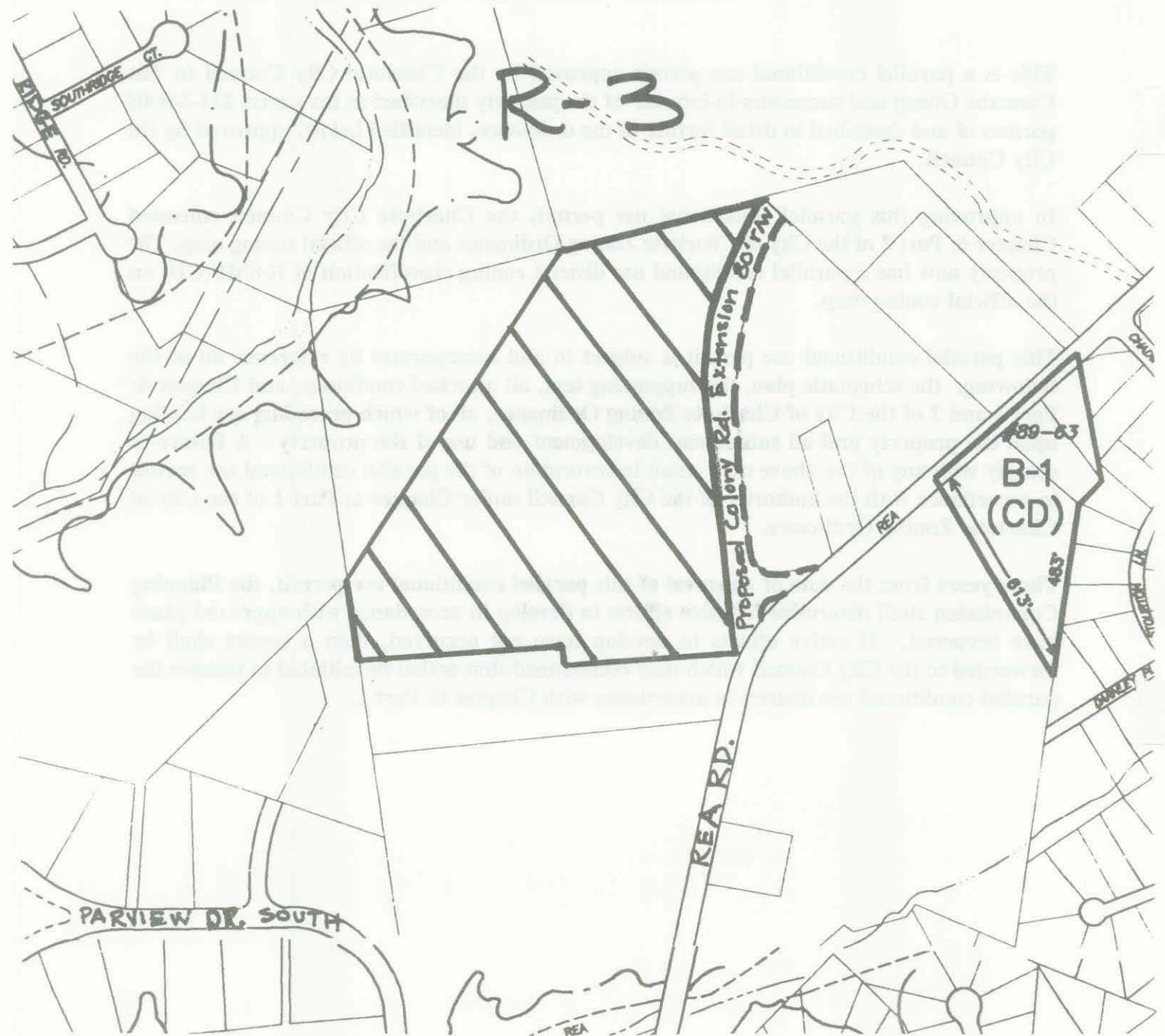
Petitioner: The Cunnane Group, Inc.

Hearing Date: April 19, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-8MF(CD)

Location: Approximately 23.3 acres located on the west side of the proposed Colony Road Extension west of Rea Road.



Zoning Map #(s): 159 (166)

Scale: No Scale

APPROVED BY CITY COUNCIL

DATE May 17, 1999

CITY ZONE CHANGE

Petition No. 99-44
Marwan Marzouk

ORDINANCE NO. 1271-Z

ZONING REGULATIONS

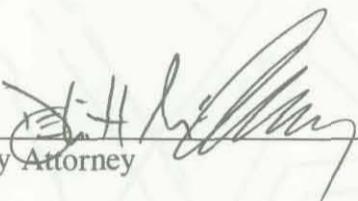
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately .82 acres located on the southeast croner of North Tryon Street and East 29th Street (tax parcel 083-023-02 and 03) from I-2 to I-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

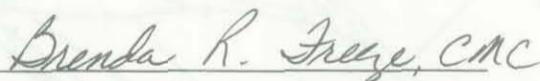
APPROVED AS TO FORM:



City Attorney

I, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 398-400.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition #: 99-44

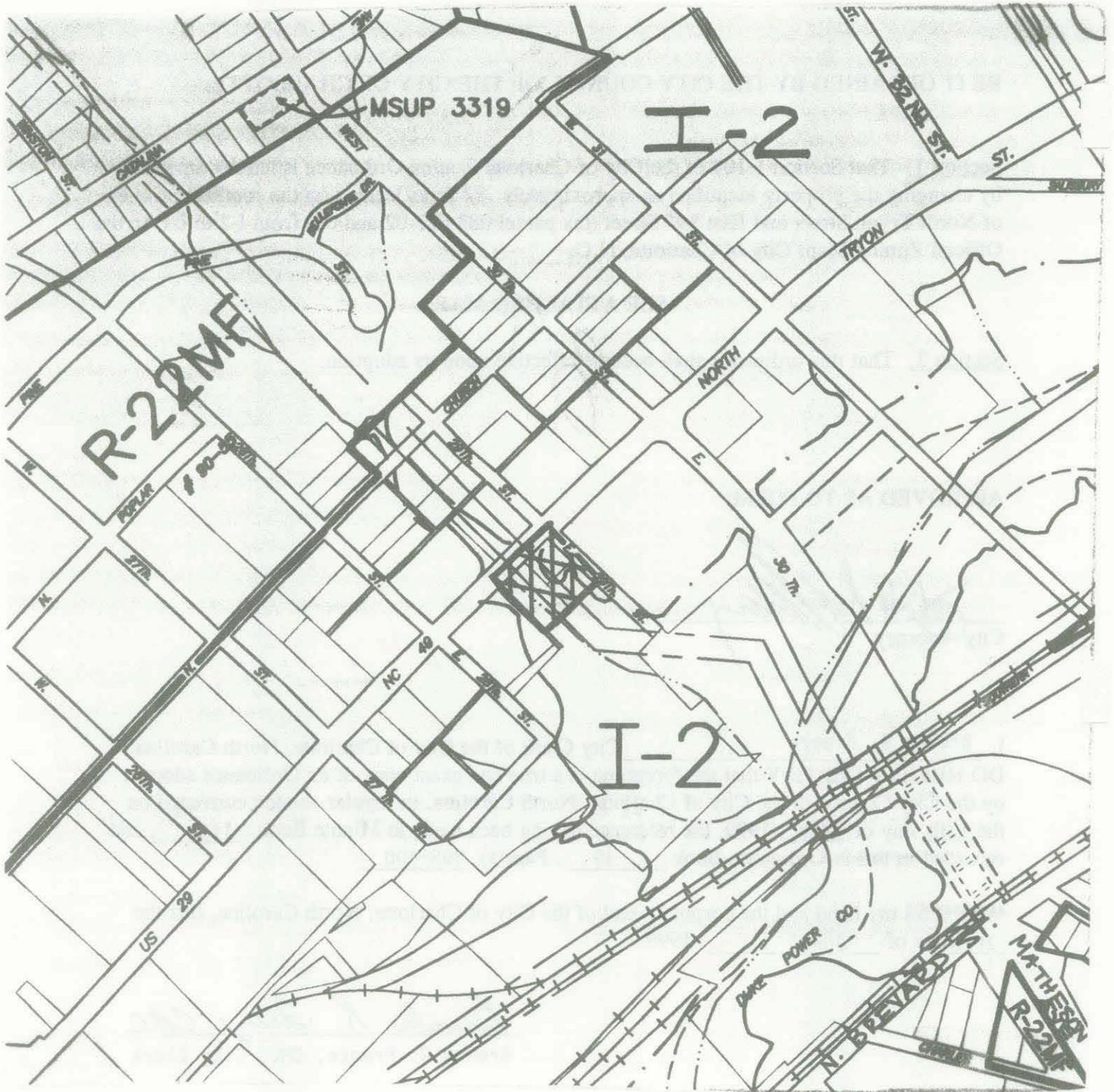
Petitioner: Marwan Marzouk

Hearing Date: April 19, 1999

Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: Approximately .82 acres located on the southeast corner of North Tryon Street and East 29th Street.



Zoning Map #(s): 89

Scale: 1" = 400'

99-44

BEGINNING at a point, said point being the southwesterly corner of the C.C. McLaurin property (tax parcel 083-023-01) and the easterly edge of the right-of-way of N. Tryon St., running thence S 46-01-51 E 170.04 ft, thence S 46-54-57 W 211.74 ft, thence N 45-32-22 W 174.35 ft, thence N 48-10-17 E 260.17 feet to the point of BEGINNING.

CITY CD

Petition No.99-45
Marriott International, Inc.

ORDINANCE NO. 1272-Z

APPROVED BY CITY COUNCIL
DATE May 17, 1999

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 12 acres located on the northeast corner of Research Drive and West W.T. Harris Boulevard.

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 April 19, 1999; 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 RE-2 to O-1(CD) and B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

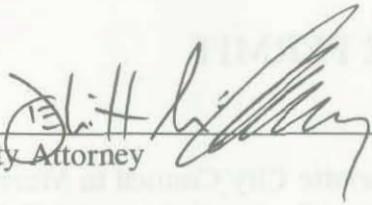
SEE ATTACHED

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-

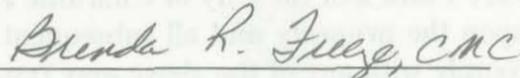
APPROVED AS TO FORM:



City Attorney

I, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 401-403A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 99-45
Marriott International, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Marriott International, Inc. and successors-in-interest of the property described as tax parcel 047-141-12 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 0-1(CD) and 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.

May 17, 1999

Ordinance Book 49, Page 403A

Petition #: 99-45

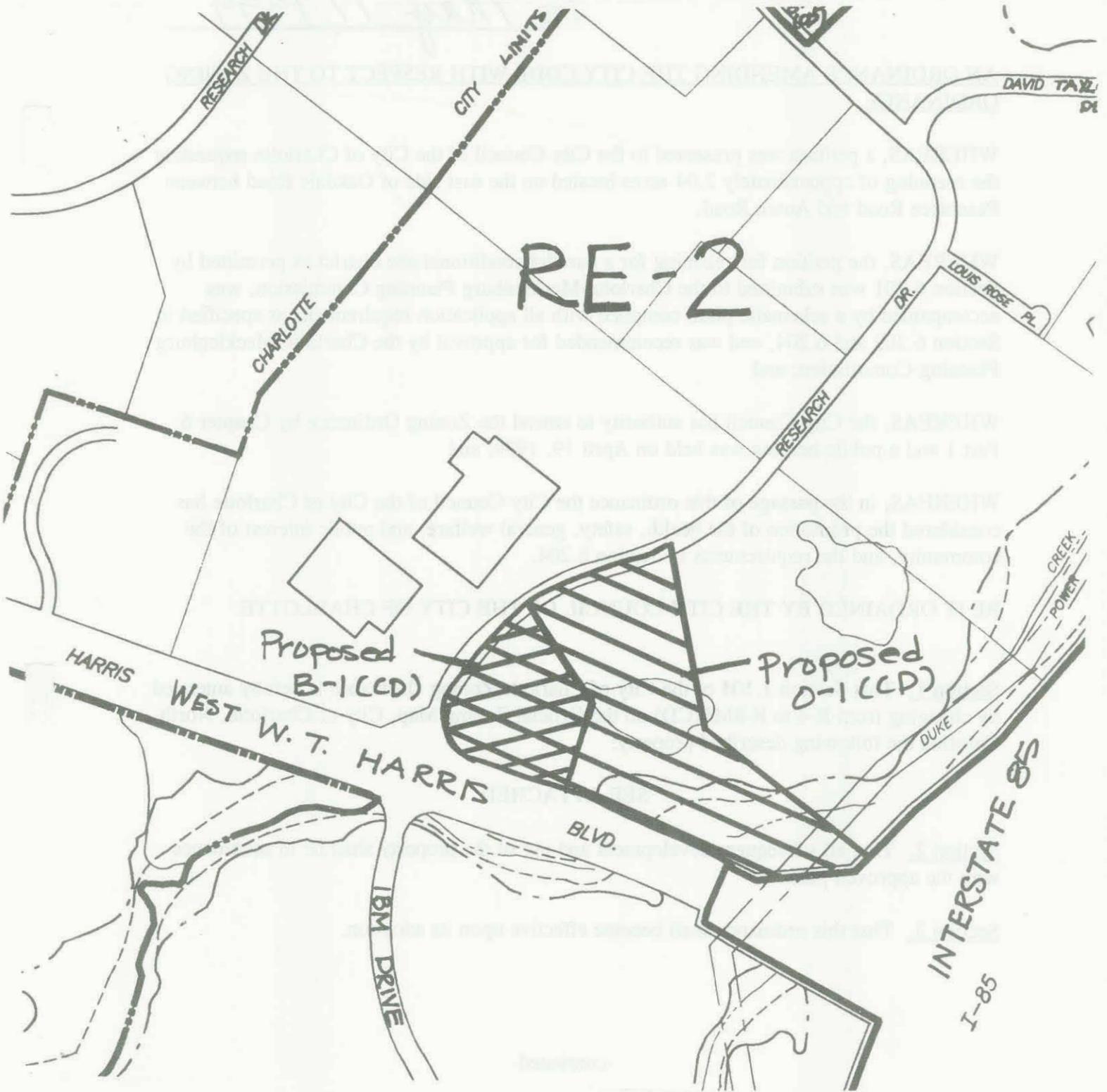
Petitioner: Marriott International, Inc.

Hearing Date: April 19, 1999

Classification (Existing): RE-2

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

Location: Approximately 12 acres located on the northeast corner of Research Drive and West W. T. Harris Boulevard.



Zoning Map #(s): 58

Scale: No Scale

CITY CD

Petition No.99-47
Gail M. Dawkins

ORDINANCE NO. 1273-Z

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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 2.04 acres located on the east side of Oakdale Road between Peachtree Road and Auten Road.

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 April 19, 1999; 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 R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

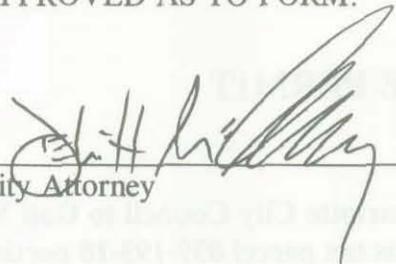
SEE ATTACHED

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-

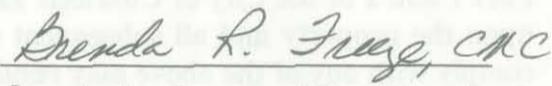
APPROVED AS TO FORM:



City Attorney

I, 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 17th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 404-406A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 1999.



Brenda R. Freeze, CMC, City Clerk

Petition No. 99-47
Gail M. Dawkins

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Gail M. Dawkins and successors-in-interest of the property described as tax parcel 039-193-10 portion of 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.

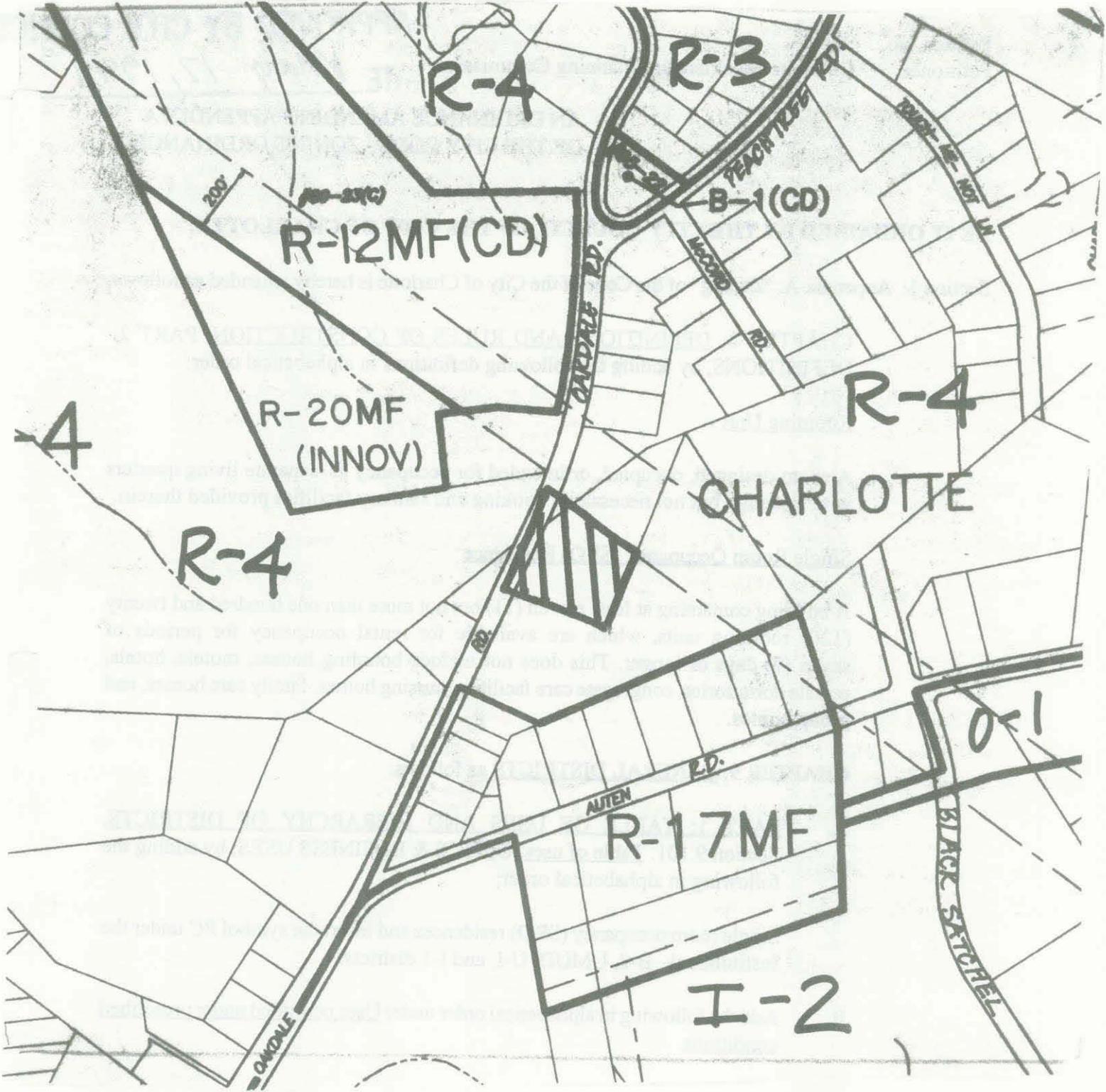
Petitioner: Gail M. Dawkins

Hearing Date: April 19, 1999

Classification (Existing): R-4

Zoning Classification (Requested): R-8MF(CD)

Location: Approximately 2 acres located on the east side of Oakdale Road between Peachtree Road and Auten Road.



Zoning Map #(s): 68

Scale: 1" = 400'

ORDINANCE NO. 1274

Revised 12/07/98
Revised 12/09/98
Revised 03/10/99

Petition No. 99-48
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY CITY COUNCIL

DATE May 17, 1999

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. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, by adding the following definitions in alphabetical order:

Rooming Unit

A room designed, occupied, or intended for occupancy as separate living quarters with sleeping, but not necessarily cooking and sanitary facilities provided therein.

Single Room Occupancy (SRO) Residence

A building containing at least eleven (11) but not more than one hundred and twenty (120) rooming units, which are available for rental occupancy for periods of seven (7) days or longer. This does not include boarding houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, family care homes, and group homes.

2. CHAPTER 9: GENERAL DISTRICTS as follows:
 - A. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. Table of uses, OFFICE & BUSINESS USES, by adding the following in alphabetical order;

Single room occupancy (SRO) residences and insert the symbol PC under the Institutional, B-2, UMUD, U-I, and I-1 districts.
 - B. Add the following in alphabetical order under Uses permitted under prescribed conditions.

PART 5: INSTITUTIONAL, Section 9.503.

Single room occupancy (SRO) residences, subject to the regulations of Section 12.527.

PART 8: BUSINESS, Section 9.803.

Single room occupancy (SRO) residences (B-2 only), subject to the regulations of Section 12.527.

PART 9: UPTOWN MIXED USE DISTRICT, Section 9.903.

Single room occupancy (SRO) residences, subject to the regulations of Section 12.527.

PART 10: URBAN INDUSTRIAL DISTRICT, Section 9.1003.

Single room occupancy (SRO) residences, subject to the regulations of Section 12.527.

PART 11: INDUSTRIAL, Section 9.1103.

Single room occupancy (SRO) residences (I-1 only), subject to the regulations of Section 12.527.

3. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY,
PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a section as follows:

Section 12.527. Single room occupancy (SRO) residences.

Single room occupancy (SRO) residences are permitted in the Institutional, B-2, UMUD, U-I, and I-1 districts subject to the standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply.

- (1) Minimum Rooming Unit Size: Rooming units shall be a minimum of eighty (80) square feet with an additional minimum of fifty (50) feet for each additional occupant.
- (2) Minimum Common Space: The building shall contain common space such as recreation areas, lounges, living rooms, dining rooms, or other congregate living spaces at a rate of five (5) square feet per rooming unit, but totaling not less than two hundred and fifty (250) square feet. Bathrooms, laundries, hallways, the main lobby vending areas, and kitchens shall not be counted as common space.

- (3) Operation: On-site management shall be provided on a twenty-four (24) hour basis per building.

Adequate on-site management includes having an employee on premises twenty-four hours a day. The employee must be accessible to residents, law enforcement personnel, and any other individuals who need to establish communication upon or about the premises. Adequate on-site management also requires that the employee has the authority to exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that interfere with the peaceful enjoyment and use of surrounding properties.

Cleaning services shall be provided and utilities shall be mass metered.

- (4) Density Requirements: Density (number of rooming units permitted) shall be based upon the maximum non-residential Floor Area Ratio (FAR) of the zoning district where located with a maximum of 120 and a minimum of 11 rooming units per site.

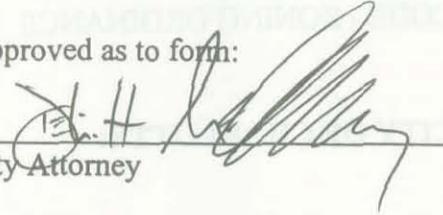
- (5) Off-Street Parking Requirements: 0.20 rooming unit - may be reduced by 50% within a quarter mile of transit line.

- (6) Signs: Any signage which identifies the use shall be in accordance with the underlying zoning district.

- (7) Buffers: All buildings, outdoor active recreation facilities, and off-street parking and service areas will be separated by a Class B buffer from any abutting property zoned or used for single-family residential use.

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

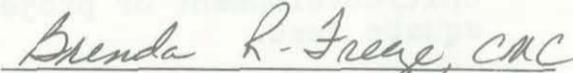
Approved as to form:



City Attorney

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 17th day of
May, 1999, the reference having been made in Minute Book 113, and
recorded in full in Ordinance Book 49, Page(s) 407-409A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th
day of June, 1999



Brenda R. Freeze, CMC, City Clerk

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Petition No. 99-49
Petitioner: S. C. Hondros & Associates, Inc.

APPROVED BY CITY COUNCIL
DATE May 17, 1999

ORDINANCE NO. 1275

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. The City of Charlotte Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. Amend CHAPTER 9: GENERAL DISTRICTS,
 - A. PART 6: RESEARCH, by adding the following in alphabetical order to Section 9.604. Permitted accessory uses and structures.

 Manager's residence quarters, one dwelling unit/development or project, limited to 1,200 heated square feet.
 - B. PART 8: BUSINESS, by adding the following in alphabetical order to Section 9.804. Permitted accessory uses and structures:

 Manager's residence quarters, one dwelling unit/development or project, limited to 1,200 heated square feet, (B-D and BP only).
 - C. PART II: INDUSTRIAL, by adding the following in alphabetical order to Section 9.1104. Permitted accessory uses and structures:

 Manager's residence quarters, one dwelling unit/development or project, limited to 1,200 heated square feet.
 - D. TABLE 9.101: PERMITTED USES BY DISTRICT, ACCESSORY USES AND STRUCTURES, by adding the following in alphabetical order:

 Manager's residence quarters

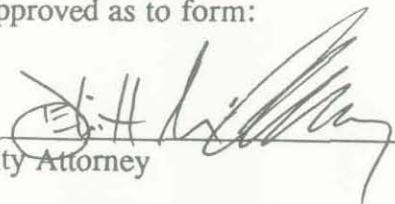
 and place the symbol "PC" under the RE-1, RE-2, RE-3, B-D, BP, I-1, and I-2

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:

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

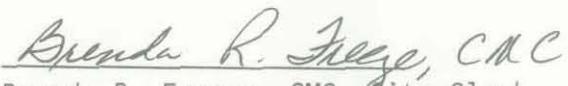
Approved as to form:



City Attorney

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 17th day of June, 19 99, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 410-411.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10th day of June, 19 99



Brenda R. Freeze, CMC, City Clerk

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:

This page not used

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

Approved as to form:


City Clerk

I, Mayor

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 17th day of May, 1999, the date when hereby being made in Session Book 49, and recorded in said Ordinance Book 49, (Page) 412-413.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of May, 1999.


Mayor

ORDINANCE NO. 1276-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 219 S. INDEPENDENCE BLVD. 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 CHARLES S. CLARK & WIFE/SELMA RESIDING AT 15914 STOWEMONT ROAD, HUNTERSVILLE, NORTH CAROLINA 28078.

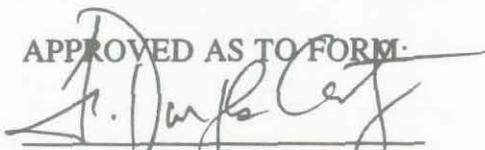
WHEREAS, the dwelling located at 219 S. Independence Blvd. in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling, all 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 hand delivery by Sheriff and advertisement on the 31st day of July, 1998 and the 26th & 27th day of November, 1998.

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 219 S. Independence Blvd. 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 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 24th day of May, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, at Page(s) 413.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 1999.

Case: 98-01370
Tax Code: 125-223-03


BRENDA R. FREEZE, CMC
CITY CLERK