

May 18, 1987
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ORDINANCE NO. 2185-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "OLD MECKLENBURG MILL" (THE EXTERIOR AND THE INTERIOR OF THE ENTIRE MILL BUILDING, THE EXTERIOR AND THE INTERIOR OF THE HOSE HOUSE, AND A TRACT OF LAND BOUNDED BY MERCURY STREET, THE SOUTHERN RAILROAD TRACKS, AND NORTH DAVIDSON STREET) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED ON NORTH DAVIDSON STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 091-101-04 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 18 day of May, 1987, on the question of designating a property known as the "Old Mecklenburg Mill" as historic property; and

WHEREAS, the "Old Mecklenburg Mill", erected in 1903-05, is one of Charlotte's best preserved early textile mills; and

WHEREAS, the "Old Mecklenburg Mill" is an important historic landmark in North Charlotte, one of Charlotte's most significant textile mill districts at the turn of the century; and

WHEREAS, the "Old Mecklenburg Mill" offers dramatic evidence of the era when textile manufacturing was a leading component of Charlotte-Mecklenburg's economy; and

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WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Mecklenburg Mill" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Mecklenburg Mill" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Old Mecklenburg Mill" is vested in fee simple to Robert Stark and Wife, Ava E. Stark. NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "Old Mecklenburg Mill" (the exterior and the interior of the entire mill building, the exterior and the interior of the hose house, and a tract of land bounded by Mercury Street, the Southern Railroad tracks, and North Davidson Street) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on North Davidson Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 091-101-04 in the Mecklenburg County Tax Office.

2. That said designated property may be materially

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altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the

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sign may be placed on said property.

5. That the owners and occupants of the property known as the "Old Mecklenburg Mill" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, MENTA C. DETWILER, 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 18th day of May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 390-393.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of May, 1987.

MENTA C. DETWILER, DEPUTY CITY CLERK

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ORDINANCE NO. 2186-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "WALTER L. ALEXANDER HOUSE" (THE EXTERIOR AND THE INTERIOR OF THE MAIN HOUSE, THE EXTERIOR AND THE INTERIOR OF THE OUTBUILDING, AND THE TRACT OF LAND ON TAX PARCEL NUMBERS 127-013-05 AND 127-013-23) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 523 CLEMENT AVENUE, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBERS 127-013-05 AND 127-013-23 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 18 day of May, 1987, on the question of designating a property known as the "Walter L. Alexander House" as historic property; and

WHEREAS, the "Walter L. Alexander House", erected in 1915, is the grandest residence dating from the 1910's in the streetcar suburb of Elizabeth; and

WHEREAS, the "Walter L. Alexander House" has had a distinguished list of owners, including Walter L. Alexander, William C. Wilkinson, and Admiral Percy W. Foote; and

WHEREAS, the "Walter L. Alexander House" is part of a cluster of homes (it, the John Baxter Alexander House, and the Jennie Alexander Duplex) which once formed a unique family

compound in the Elizabeth neighborhood; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Walter L. Alexander House" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Walter L. Alexander House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Walter L. Alexander House" is vested in fee simple to Daniel G. Clodfelter and wife, Elizabeth K. Bevan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "Walter L. Alexander House" (the exterior and the interior of the main house, the exterior and the interior of the outbuilding, and the tract of land on Tax Parcel Numbers 127-013-05 and 127-013-23) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 523 Clement Avenue, Charlotte, North Carolina, and recorded on Tax Parcel

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Numbers 127-013-05 and 127-013-23) in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

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4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "Walter L. Alexander House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Chandler Jr.
City Attorney

CERTIFICATION

I, MENTA C. DETWILER, 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 18th day of May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 394-397.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of May, 1987.

MENTA C. DETWILER, DEPUTY CITY CLERK

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ORDINANCE NO. 2187-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "OLD HAND'S PHARMACY BUILDING" (THE EXTERIOR AND THE INTERIOR OF BUILDING AND THE ENTIRE TRACT OF LAND ON TAX PARCEL NUMBER 083-084-10) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 3201 N. DAVIDSON STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 083-084-10 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 18 day of May, 1987, on the question of designating a property known as the "Old Hand's Pharmacy Building" as historic property; and

WHEREAS, the "Old Hand's Pharmacy Building", erected c. 1912, was an important component of the commercial district of North Charlotte, one of Charlotte's most important mill communities; and

WHEREAS, the "Old Hand's Pharmacy Building" is one of the best-preserved examples of brick commercial architecture of the early twentieth century in Charlotte, North Carolina; and

WHEREAS, the "Old Hand's Pharmacy Building" is one of the most important buildings in terms of the historic streetscape of North Davidson Street, because it occupies a corner lot at a

major intersection; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Hand's Pharmacy Building" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Hand's Pharmacy Building" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Old Hand's Pharmacy Building" is vested in fee simple to Frank R. Hand.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "Old Hand's Pharmacy Building" (the exterior and the interior of the building and the entire tract of land on Tax Parcel Number 083-084-10) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 3201 North Davidson Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 083-084-10) in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered,

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restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the

sign may be placed on said property.

5. That the owners and occupants of the property known as the "Old Hand Pharmacy Building" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Cheshire Jr
City Attorney

CERTIFICATION

I, MENTA C. DETWILER, 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 18th day of May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 398-401.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of May, 1987.

MENTA C. DETWILER, DEPUTY CITY CLERK

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ORDINANCE NO. 2188-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "HARRY ARTHUR ZIEM HOUSE" (THE EXTERIOR AND THE INTERIOR OF THE ENTIRE HOUSE, AND THE .201 ACRES OF LAND ON TAX PARCEL NUMBER 127-032-10) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1812 EAST EIGHTH STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 127-032-10 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 18 day of May, 1987, on the question of designating a property known as the "Harry Arthur Ziem House" as historic property; and

WHEREAS, the "Harry Arthur Ziem House", erected c.1910, is the best-preserved example in Charlotte of early cast concrete block residential architecture and, therefore, occupies a significant place in the architectural history of Charlotte; and

WHEREAS, the "Harry Arthur Ziem House" is the only structure of its type in Elizateth Heights, one of Charlotte's oldest streetcar suburbs; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Harry Arthur Ziem House" possesses integrity of design,

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setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Harry Arthur Ziem House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Harry Arthur Ziem House" is vested in fee simple to John William Burkhead, Jr. and wife, Hope Franklin Burkhead.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Charlotte, North Carolina:

1. That the property known as the "Harry Arthur Ziem House" (the exterior and the interior of the entire house, and the .201 acres of land on Tax Parcel Number 127-032-10) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 1812 East Eighth Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 127-032-10) in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An

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application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "Harry Arthur Ziem House" be given notice of this ordinance

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as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Zindler Jr.
City Attorney

CERTIFICATION

I, MENTA C. DETWILER, 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 18th day of May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 402-405.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of May, 1987.

MENTA C. DETWILER, DEPUTY CITY CLERK

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Petition No. 87-19
Zaremba Charlotte
Associates

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2189-Z

DATE 5-18-87

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 a 26.1 acre site on the southeasterly corner of Independence Boulevard and Margaret Wallace Road from B-2 and R-9 to B-1SCD; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3210 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 3202 and 3210.2 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 March 16, 1987; 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 3210.5:

- .1 Access to public streets and the adequacy of those streets to carry anticipated increased traffic.
- .2 On-site circulation for both pedestrian and vehicular traffic.
- .3 Adequacy of existing community facilities such as water, sewer, police and fire protection.
- .4 Relationship to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize any adverse impacts.
- .5 For proposed shopping centers, the appropriateness of the proposal in relationship to the policies and objectives of the comprehensive plan and to a more detailed area plan, if available.

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-2 and R-9 to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

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Parcel I - B-2 to B-1SCD

BEGINNING at a point marking the intersection of the southwesterly margin of Margaret Wallace Road, a right-of-way 60 feet in width, with the easterly margin of the 200-foot right-of-way of Independence Boulevard (US Highway #74), and proceeding thence: (1) with said margin of Margaret Wallace Road S.83-10-02E. 506.51 feet to a point; thence (2) continuing with said margin, S.82-59-32E. 258.92 feet to a point marking the northernmost corner of Lot 3 of the Z. L. Tarlton property as shown on a map recorded in Map Book 7 at Page 677 of the Mecklenburg Registry; thence (3) with the northwesterly line of said lot S.07-01-02W. 200.36 feet to a point in the southwesterly line of said lot; thence (4) with said southwesterly line S.82-55-30E. 10.00 feet to a point in the centerline of Campbell Creek, nor or formerly; thence with said centerline in eight (8) courses and distances as follows: (5) S.9-04-30W. 45.00 feet to a point; thence (6) S.09-55-30E. 45.00 feet to a point; thence (7) S.44-55-30E. 60.00 feet to a point; thence (8) S.70-55-30E. 78.00 feet to a point; thence (9) N.83-04-30E. 47.00 feet to a point; thence (10) N.56-04-30E. 36.00 feet to a point; thence (11) N.89-33-22E. 151.41 feet to a point; thence (12) S.66-40-37.875E. 87.4898 feet to a point; thence (13) S.51-57-41.2E. 43.30 feet to a point in the line of the property of Mecklenburg County as described in Book 4704 at Page 518 of said registry; thence with the line of Mecklenburg County in 18 courses and distances as follows: (14) S.63-58-37E. 1.25 feet to a point; thence (15) S.63-26-42E. 30.07 feet to a point; thence (16) S.53-55-32E. 65.67 feet to a point; thence (17) N.72-40-58E. 113.84 feet to a point; thence (18) S.56-01-12E. 35.29 feet to a point; thence (19) S.17-10-12E. 109.60 feet to a point; thence (20) S.67-15-32E. 108.33 feet to a point; thence (21) S.42-53-42E. 18.68 feet to a point; thence (22) S.11-41-02E. 92.44 feet to a point; thence (23) S.27-2222E. 50.00 feet to a point; thence (24) S.63-14-32E. 80.21 feet to a point; thence (25) S.9-47-52E. 105.97 feet to a point; thence (26) S.7-19-18W. 63.25 feet to a point; thence (27) S.26-50-22E. 141.00 feet to a point in McAlpine Creek; thence with the bed of the said creek in four (4) courses and distances as follows, continuing with the line of Mecklenburg County, (28) S.63-58-08W. 62.00 feet to a point; thence (29) S.38-52-48W. 196.98 feet to a point; thence (30) S.63-46-08W. 103.84 feet to a point; thence (31) S.50-01-54W. 36.26 feet to a point; thence (32) with the line of Mecklenburg County as described in Book 2794 at Page 266 of the Mecklenburg Registry, continuing into the line of Paul Thomas Morgan, Jr. as described in a deed recorded in Book 5252 at Page 661 of said registry N.41-39-19W. 318.23 feet to an existing iron pin; thence (33) with Morgan's line S.48-21-04W. 200.00 feet to an existing iron pin in the easterly margin of Independence Boulevard; thence with said margin in two (2) calls as follows, (34) with said margin N.41-39-35W. 715.58 feet to a point; thence (35) in a northwesterly direction along the arc of a circular curve to the right, having a radius of 5,414 feet, an arc distance of 993.71 feet to the point or place of BEGINNING.

Parcel II - R-9 to B-1SCD

BEGINNING at a point marking the intersection of the southerly margin of Margaret Wallace Road, a right-of-way 60 feet in width, with the centerline of Campbell Creek, said point also being the northwesternmost corner of Lot 3 of the Z. L. Tarlton property, as shown on a map recorded in Map

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Book 7 at Page 677 of the Mecklenburg Registry, and proceeding thence from said Point of Beginning the following courses and distances: with the westerly line of Lot 3 S.07-01-02W. 200.36 feet to the southwestern corner of said lot; thence with the southern line of said lot S.82-55-30E. 10.00 feet to a point in the center of Campbell Creek, now or formerly; thence with Campbell Creek in nine (9) courses and distances as follows: S.09-04-30W. 45.0 feet to a point; thence S.09-55-30E. 45.0 feet to a point; thence S.44-55-30E. 60.0 feet to a point; thence S.70-55-30E. 78.0 feet to a point; thence N.83-04-30E. 47.0 feet to a point; thence N.56-04-30E. 36.0 feet to a point; thence N.89-33-22E. 151.41 feet to a point; thence S.66-40-37.875E. 37.4898 feet to a point; thence S.51-57-41E. 43.3 feet to a point being a corner of the property of Mecklenburg County as described in a deed recorded in Book 4704 at Page 518 of said registry; thence with the line of Mecklenburg County N.07-04-30E. 149.13 feet to a point marking the common corner of Lots 6 and 7 of the aforementioned Tarlton map; thence with the southerly line of Lot 6 N.82-55-30W. 100.00 feet to the common corner of Lots 5 and 6; thence with the common line of Lots 5 and 6 N.07-04-30E. 200.0 feet to a point in the aforementioned margin of Margaret Wallace Road; thence with said margin N.82-55-30W. 341.0 feet to the point or place of BEGINNING.

Parcel III - R-9 to B-1SCD

BEGINNING at a point marking the northernmost corner of Lot 3 of the Z. L. Tarlton property as shown on a map recorded in Map Book 7 at Page 677 of the Mecklenburg Registry, and proceeding thence from said point of Beginning the following courses and distances: (1) with the northeasterly line of said lot S.82-55-30E. 110.0 feet to a point; thence (2) S.41-39-35E. 340.0 feet to a point; thence (3) S.13-31-35E. 110.0 feet to a point in the centerline of Campbell Creek, now or formerly; thence (4) with said centerline N.66-40-37.875W. 34.4898 feet to a point; thence (5) N.13-31-35W. 80.0 feet to a point; thence (6) N.41-39-35W. 321.36 feet to a point; thence (7) N.82-55-30W. 98.54 feet to a point; thence (8) N.07-01-02E. 30.0 feet to the point or place of BEGINNING.

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. Zundschill 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 May, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 406.

Pat Sharkey, City Clerk

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Zaremba Charlotte Associates

owner(s) and successors-in-interest of the property described as tax parcel *SEE BELOW 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 section 3200 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-1SCD

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 sections 3200, 3201, 3202, 3203, 3204, and 1300 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 section 1300 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 section 1300.

- * 165-161-16
- 165-161-17
- 165-161-18

- 165-161-15
- 165-161-21
- 165-161-19

May 18, 1987
Ordinance Book 35 - Page 410

Petition No. 87-21
Hunt and Associates

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2190-Z

DATE 5-18-87

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 a 2.7 acre parcel on the northwest corner of North Sharon Amity Road and Wilora Lake Road from R-9 to R-9MF(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 March 16, 1987; 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-9 to R-9MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the northerly right-of-way of Wilora Lake Road, said point being the southwest corner of a tract of land described in Book 2873, Page 558 of the Mecklenburg Public Registry and running thence N.17-27-35E. 636.27 feet; thence S.58-19-32E. 217.78 feet to a point in the westerly right-of-way of Sharon Amity Road; thence with said right-of-way two (2) courses as follows: (1) S.17-05-33W. 494.64 feet; (2) with the arc of a circular curve to the right having a radius of 20 feet an arc distance of 29.37 feet to a point in the northerly right-of-way of Wilora Lake Road; thence with said right-of-way two (2) courses as follows: (1) N.78-56-57W. 31.09 feet; (2) S.86-07-58W. 177.90 feet to the BEGINNING.

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Ordinance Book 35 - Page 411

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.
Henry Underhill, 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 May, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 410.

Pat Sharkey
City Clerk

May 18, 1987
Ordinance Book 35 - Page 412

Petition No. 87-28
Charlotte-Mecklenburg
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2191-Z

DATE 5-18-87

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

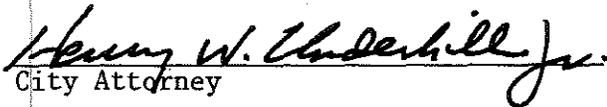
Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Four (4) parcels along the southeasterly side of Clement Avenue extending from East Eighth Street to East Ninth Street and two (2) parcels on the southeast corner of Clement Avenue and Bay Street and shown more specifically on the attached map.

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

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 412.

Pat Sharkey
City Clerk

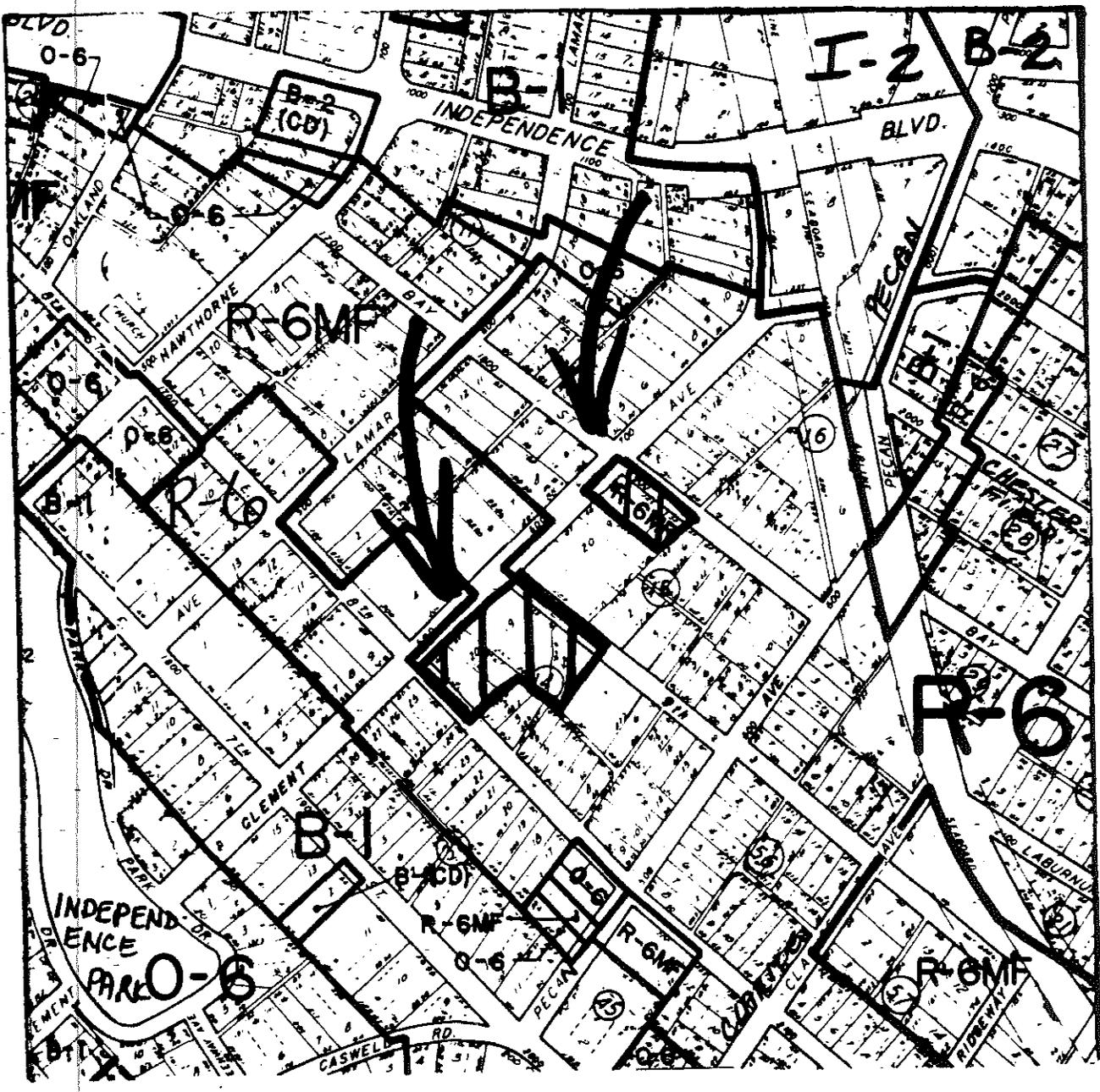
May 18, 1987
Ordinance Book 35 - Page 413

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 87-28 HEARING DATE March 30, 1987

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Four (4) parcels along the southeasterly side of Clement Avenue
extending from East 8th Street to East 9th Street and two (2)
parcels on the southeast corner of Clement Avenue and Bay Street.



ZONING MAP NO. 101

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



May 18, 1987

Ordinance Book 35 - Page 414

Petition No. 87-36
Charlotte-Mecklenburg
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2192-ZDATE May 18, 1987

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-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Several parcels located in the Elizabeth neighborhood of the City of Charlotte and shown more specifically on the attached map.

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

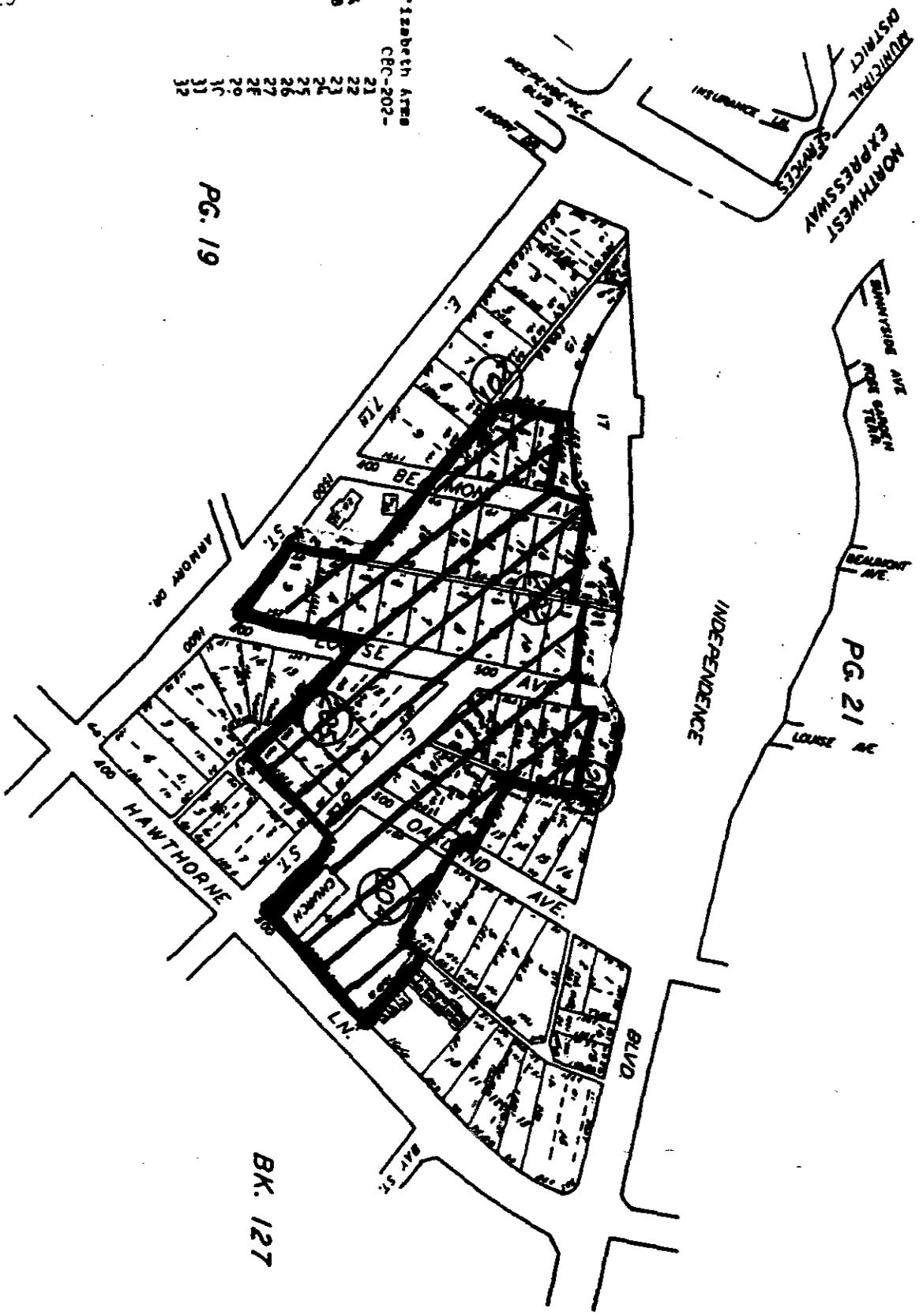
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1987, the reference having been made in Minute Book 89, and is recorded in full in Ordinance Book 35, at page 414.

Pat Sharkey
City Clerk

May 18, 1987
Ordinance Book 35 -
Page 415

INER

- Elizabeth Area
CFC-202-
- 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32



Pg. 19

Pg. 21

BK. 127

FOR TAX PURPOSES ONLY

TAX LINE MAP	BOOK 80	PAGE 20
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED JUN 8 1985 SCALE 1" = 300'		

- 127-012-22 Unit A-2
- 127-012-23 Unit A-3
- 127-012-24 Unit A-4
- 127-012-25 Unit A-5
- 127-012-26 Unit A-6
- 127-012-27 Unit A-7
- 127-012-28 Unit A-8
- 127-012-29 Unit A-9
- 127-012-30 Unit A-10
- 127-012-31 Unit B-11
- 127-012-32 Unit B-12
- 127-012-33 Unit B-13
- 127-012-34 Unit S-14
- 127-012-35 Unit B-15
- 127-012-36 Unit F-16
- 127-012-37 Unit F-17
- 127-012-38 Unit B-18
- 127-012-39 Unit B-19
- 127-012-40 Unit B-20

SECTION # 12
BK. 80

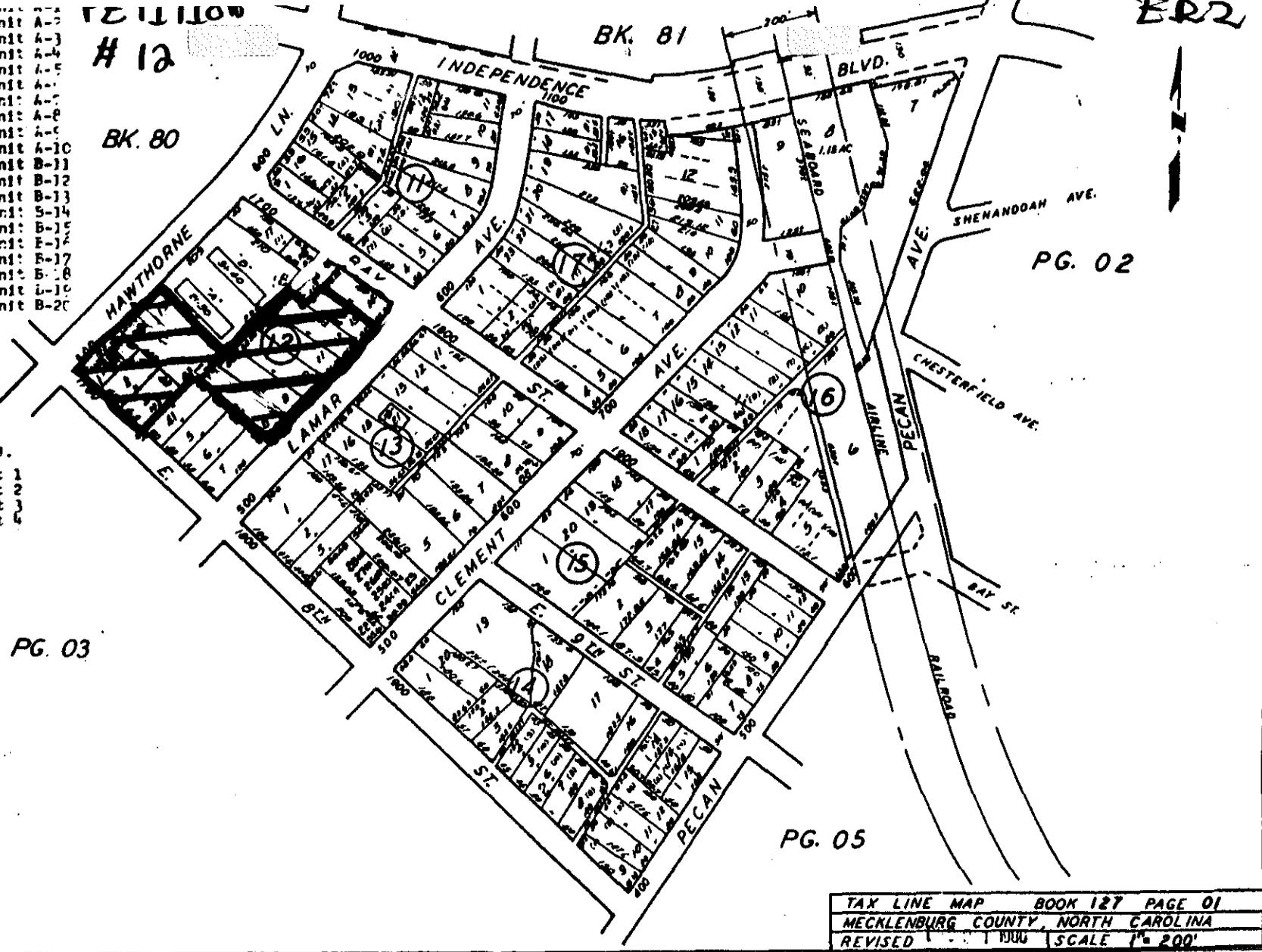
- Elizabeth Cond.
- 127-013-18 Unit 1
 - 127-013-19 Unit 2
 - 127-013-20 Unit 3
 - 127-013-21 Unit 4

May 18, 1987
Ordinance Book 35 - Page 415(a)

PG. 03

PG. 05

PG. 02



FOR TAX PURPOSES ONLY

415(A)

20F 2

Page NOT
Used

May 18, 1987
Ordinance Book 35 - Page 416

Petition No. 87-40
Republic Investment
Corporation

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2193-Z

DATE 5-18-87

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 a 14.7 acre site on the southwest corner of the Billy Graham Parkway and Morris Field Road from R-9 and R-9MF to B-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 April 22, 1987; 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-9 and R-9MF to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at an iron in the easterly margin of the right-of-way of Eaton Circle (S.R. #1245), said iron marking the intersection of the northerly property line of the property conveyed to Charles E. Clark by deed recorded in Deed Book 3994 at Page 373 of the Mecklenburg Public Registry with the easterly margin of the right-of-way of Eaton Circle; thence with the easterly margin of said right-of-way two (2) courses and distances as follows: (1) N.11-41-54E. 289.90 feet to an iron; (2) N.9-39-09E. 64.61 feet to an iron; thence N.76-34-18E. 133.81 feet to a point at the south-westerly corner of the property conveyed to Coyt L. Irby by deed recorded in Deed Book 2507 at Page 419 of the Mecklenburg Public Registry; thence

May 18, 1987

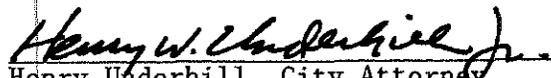
Ordinance Book 35 - Page 417

with the westerly margin of said Irby property N.3-09-18E. 262.14 feet to a point in the southerly margin of the right-of-way of Morris Field Drive; thence with the margin of said right-of-way five (5) courses and distances as follows: (1) in a northeasterly direction with the arc of a circular curve to the left, having a radius of 1,497.80 feet, an arc distance of 511.17 feet to a point (having a chord bearing of N.65-09-27E. and a distance of 508.69 feet); (2) N.55-22-50E. 20.00 feet, (3) S.34-49-09E. 23.26 feet to a point; (4) N.55-22-50E. 198.95 feet; (5) S.68-36-52E. 49.73 feet to a point in the westerly margin of the right-of-way of Billy Graham Parkway; thence with the westerly margin of said right-of-way four (4) courses and distances as follows: (1) in a southerly direction with the arc of a circular curve to the right, having a radius of 2,710.79 feet, an arc distance of 267.25 feet to a point (having a chord bearing of S.7-52-16W. and a distance of 267.14 feet); (2) S.12-34-53W. 508.13 feet to a point; (3) S.5-21-29W. 293.81 feet to a point; (4) S.8-50-46W. 1.27 feet to a point located in the northeasterly corner of the property conveyed to Ted Wilson Yandle by deed recorded in Deed Book 3606 at Page 378 of the Mecklenburg Public Registry; thence with the northerly margin of said Yandle property three (3) courses and distances as follows: (1) S.72-48W. 41.04 feet to a point; (2) S.65-10W. 36.14 feet to a point; (3) N.79-56-00W. 30.62 feet to a point located in the northeasterly corner of Lot 6 of Block 1 of the Earl C. Withrow property as same is shown in map recorded in Map Book 1580 at Page 509 of the Mecklenburg Public Registry; thence with the northerly margin of Lots 6, 5, 4, 3, 2 and 1, eleven (11) courses and distances as follows: (1) S.85-45-40W. 103.48 feet to a point; (2) N.83-42-40W. 106.75 feet to a point; (3) N.83-39-30W. 46.97 feet to a point; (4) S.81-32-20W. 50.25 feet to a point; (5) S.82-40-30W. 100.32 feet to a point; (6) S.77-19-30W. 37.62 feet to a point; (7) N.88-27W. 100.04 feet to a point; (8) N.78-28W. 20.00 feet to a point; (9) N.1-14E. 55.90 feet to a point; (10) N.11-40W. 38.08 feet to a point; (11) N.78-28W. 5.00 feet to a point located in the northeasterly corner of the property conveyed to Charles E. Clark by deed recorded in Deed Book 3994 at Page 373 of the Mecklenburg Public Registry; thence with the northerly margin of said property N.46-05-10W. 91.37 feet to a point, the point or place of BEGINNING, containing 14.699 acres, more or less.

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 Underhill, 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 May, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 416.

Pat Sharkey, City Clerk

May 18, 1987
Ordinance Book 35 - Page 418

Petition No. 87-41
North Carolina Department
of Agriculture

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2194-Z

DATE 5-18-87

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 a 22.26 acre site on the southe side of Yorkmont Road west of Price Lane from R-9 to I-2(CD) AND I-2(CD) to R-9; 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 denial 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 April 22, 1987; 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-9 to I-2(CD) and I-2(CD) to R-9 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

AS SHOWN ON ATTACHED MAP

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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 Underhill, 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 May, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 418.

Pat Sharkey
City Clerk

May 18, 1987

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Petition No. 87-43
Winchester Surgical
Supply Company

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2195-Z

DATE 5-18-87

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 an approximately one-half ($\frac{1}{2}$) acre site on the southern corner of the intersection of South Torrence Street and East Third Street from 0-6 and R-6MF to B-2(CD) and 0-6(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 April 22, 1987; 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 0-6 and R-6MF to B-2(CD) and 0-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

Parcel 1 - 0-6 to B-2(CD)

To locate the point or place of BEGINNING, begin at a point marking the intersection of the southerly margin of the right-of-way of East Third Street with the easterly margin of the right-of-way of South Torrence Street and thence S.44-20W. 60 feet to the point or place of BEGINNING, being a point located in the easterly margin of the right-of-way of South Torrence Street, the following calls and distances: S.49-06-50E. 157 feet

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to a point; thence S.44-20W. 50 feet to a point; thence N.49-06-50W. 157.00 feet to a point located in the easterly margin of the right-of-way of South Torrence Street; thence continuing with said easterly margin of the right-of-way of South Torrence Street, N.44-20E. 50 feet, to the point or place of BEGINNING.

Parcel 2 - R-6MF to 0-6(CD)

To locate the point or place of BEGINNING, begin at a point marking the intersection of the southerly margin of the right-of-way of East Third Street with the easterly margin of the right-of-way of South Torrence Street, and thence S.44-20W. 110 feet along said easterly margin of the right-of-way of South Torrence Street, to the point or place of BEGINNING, and leaving said easterly margin of the right-of-way of South Torrence Street, and continuing S.49-06-50E. 157.0 feet; thence S.44-20W. 100 feet; thence N.49-06-50W. 157.0 feet; thence with the easterly margin of the right-of-way of South Torrence Street N.44-20E. 100 feet, to the point or place of BEGINNING.

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.
Henry Underhill, 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 May, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 420.

Pat Sharkey
City Clerk

May 18, 1987
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Petition No. 87-45
Crosland-Erwin-Merrifield
Associates

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2196-Z

DATE 5-18-87

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 a 3.4 acre site bounded by North College Street, East Fifth Street, East Sixth Street and Southern Railway from U-MUD to U-MUD-0; 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 April 22, 1987; 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 U-MUD to U-MUD-0 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point marking the intersection of the northeasterly right-of-way margin of East Fifth Street and the southeasterly right-of-way of North College Street and running thence from said Beginning point with the northeasterly margin of East Fifth Street the following four (4) courses and distances: (1) S.43-11-08E. 99.11 feet to a new iron pipe; (2) continuing thence S.43-11-08E. 20.85 feet to a point; (3) S.43-15-56E. 130.15 feet to a new iron pipe; and (4) S.45-10-23E. 138.02 feet to a new iron pipe; thence N.57-36-26E. 17.84 feet to a point; thence with the arc of a circular curve to the left in a northeasterly direction, said arc

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having a radius of 491.26 feet, an arc distance of 58.73 feet to a point; thence N.50-45-26E. 301.32 feet to a new iron pipe in the southwesterly margin of East Sixth Street; thence with the margin of East Sixth Street N.42-28-30W. 286.90 feet to a new iron pipe; thence continuing with said margin N.42-28-30W. 108.49 feet to a new iron pipe marking the intersection of the southwesterly right-of-way margin of East Sixth Street and the southeasterly margin of North College Street; thence with the southeasterly margin of North College Street the following seven (7) courses and distances: (1) S.50-23-04W. 84.67 feet to a point; (2) continuing thence S.50-28-54W. 36.46 feet to a point; (3) S.50-12-47W. 69.12 feet to a new iron pipe; (4) S.50-34-57W. 47.80 feet to a point; (5) S.50-26-44W. 148.93 feet to the point or place of BEGINNING.

Save and Excepting from the above-described tract of land that certain parcel of land conveyed to William Henry Belk, Jr., et al., Trustees of Trust under will of Mary I. Belk by Deed of record in Book 4200 at Page 458 in the Mecklenburg County Public Registry, and being more particularly described as follows:

BEGINNING at a point the the southeasterly margin of the right-of-way of North College Street at the westernmost corner of the property of Claes Cornelis Honig, Agent, as described in deed from Mecklenburg Farmers Mutual Fire Insurance Company recorded in Book 4563 at Page 905 of the Mecklenburg County Public Registry, said point being located S.50-28-54W. 136.25 feet as measured along said margin of North College Street from its intersection with the southwesterly margin of the right-of-way of East Sixth Street, running thence with the southwesterly boundary line of Claes Cornelis Honig, Agent, property S.42-34-21E. 108.50 feet to a new iron pipe in the property line of Claes Cornelis Honig, Agent property; thence with the northwesterly boundary line of said Honig property S.50-12-47W. 54.00 feet to a new iron pipe; thence continuing with said Honig property N.42-34-21W. 108.50 feet to a new iron pipe in the southeasterly margin of North College Street; thence with said margin of North College Street N.50-12-47E. 54.00 feet to the point and place of BEGINNING.

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 Underhill, 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 May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 422.

Pat Sharkey
City Clerk

May 18, 1987
Ordinance Book 35 - Page 424

Petition No. 87-46
James C. Harris

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2197-Z

DATE 5-18-87

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-2(CD) to B-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Parcel One - B-2(CD) to B-1

BEGINNING at the point of intersection of the centerline of NC Highway 27 (60 feet in width) with the centerline of State Road 2805 (60 feet in width), and running thence with the centerline of NC Highway 27, S.79-51-13E. 204.63 feet to a point in said centerline; thence a new line N.19-45E. (passing a new iron pipe at 30.42 feet on the northerly margin of the right-of-way of NC Highway 27) to a total distance of 276.62 feet to an existing iron pipe an old corner; thence S.77-26-08W. (passing a new iron pipe by existing iron pipe bent over on the easterly margin of the State Road 2805 right-of-way at 293.66 feet) for a total distance of 323.77 feet to a point in the centerline of State Road 2805; thence with the centerline of State Road 2805, S.07-48-49E. 155.31 feet to the place of BEGINNING and containing 1.21 acres, subject to the rights-of-way of NC Highway 27 and State Road 2805.

Parcel Two - B-2(CD) to B-1

BEGINNING at an existing iron pipe in the northeast corner of that tract described in Book 4727 at Pate 734 in the Mecklenburg Public Registry, and running thence S.77-26-08W. (passing a new iron pipe by existing iron pipe bent over on the easterly margin of the State Road 2805 right-of-way at 293.66 feet) for a total distance of 323.77 feet to a point in the centerline of State Road 2805; thence with the centerline of State Road 2805, N.7-48-49W. 31.6 feet, more or less to the southwest corner of that tract conveyed to L. W. Pucket by deed recorded in Book 2974 at Page 412 in the Mecklenburg Public Registry; and running thence with the southern line of Pucket N.78-0E. 324.51 feet to a point in the line of Phillip B. Turpin (now or formerly); and thence S.3-45E. 29 feet, more or less to the point or place of BEGINNING.

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.

May 18, 1987
Ordinance Book 35 - Page 425

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 May, 19 87, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 424.

Pat Sharkey
City Clerk