

ORDINANCE NO. 685

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

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

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

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

1. Amend Chapter 4, DEVELOPMENT APPROVAL, by adding a new §4.105
as follows:

Section 4.105. Moratorium on the establishment or the
expansion of certain land uses.

(1) Purpose.

The Charlotte City Council is concerned that certain
land uses - demolition landfills, medical waste
disposal facilities, sanitary landfills, solid waste
transfer facilities, and quarries may not be regulated
by the City Zoning Ordinance in the most appropriate
manner, including, but not limited to, spacing
requirements, prescribed conditions, and other
considerations of compatibility of uses. Therefore,
the Charlotte City Council has requested that the
Charlotte-Mecklenburg Planning Commission
comprehensively study the most appropriate manner for
the Zoning Ordinance to regulate such land uses.
Further, the Charlotte City Council has determined that
no additional uses or facilities of such land-use types
be authorized to be established or expanded, until the
study is complete and necessary amendments are made to
the Zoning Ordinance.

(2) Moratorium.

- (a) A moratorium is established by the Charlotte City
Council on the issuance of zoning permits of any
sort for the approval of, or the establishment of
rights to establish or expand, demolition

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 18th day of November, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 597-599.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.

Brenda R. Freeze
Brenda R. Freeze, City Clerk

[Signature]
City Attorney

CERTIFICATION

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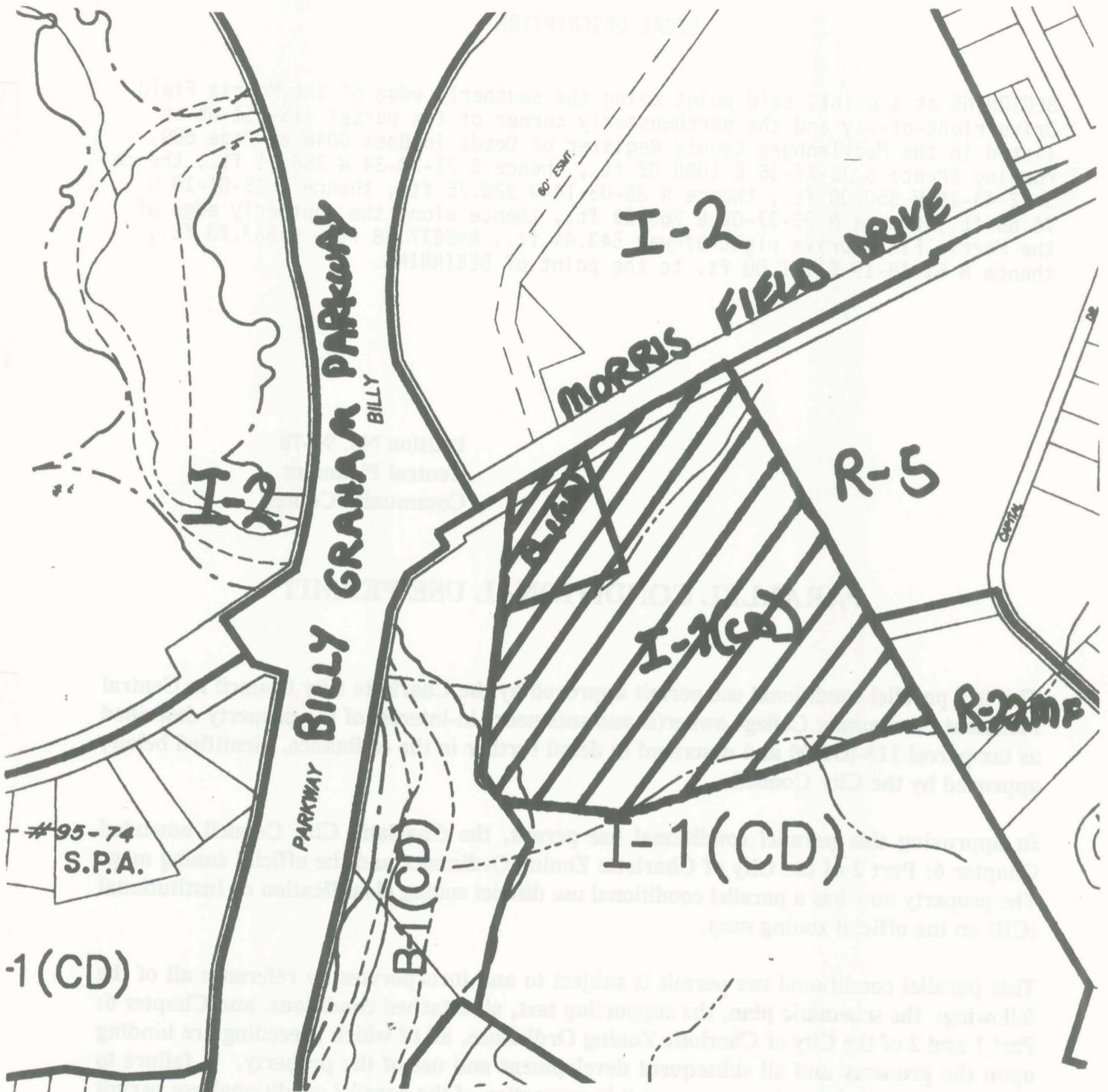
Petitioner: Central Piedmont Community College

Hearing Date: October 21, 1996

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

Zoning Classification (Requested): Inst.(CD)

Location: Approximately 22.4 acres located on the south side of Morris Field Drive east of Billy Graham Parkway.



Zoning Map #(s): 104

Scale: 1" = 400'

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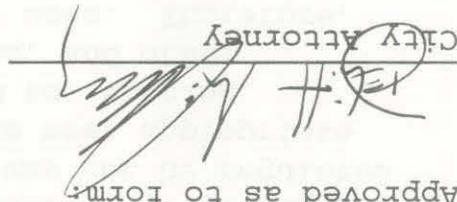
(b) This moratorium shall be for a period of nine months from the date of adoption of this amendment, or until the Zoning Ordinance is amended with respect to the regulation of such uses, whichever is sooner.

(3) Provisions in conflict with this section.

If there are any provisions of this ordinance in conflict with this section, then the temporary cessation of the issuance of permits, as described herein, shall control in order to enable the Planning Commission and City Council to conduct its review and revisions of the Zoning Ordinance.

Section 2. This ordinance shall become effective upon adoption.

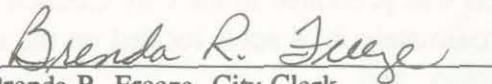
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 597-599.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.


Brenda R. Freeze, City Clerk





CITY CD

Petition No. 96-78
Central Piedmont Community College

ORDINANCE NO. 686-Z

APPROVED BY CITY COUNCIL

DATE NOVEMBER 18, 1996

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 22.4 acres located on the south side of Morris Field Drive east of Billy Graham Parkway; 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, 1996; and

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

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

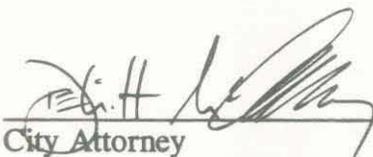
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1(CD) and B-1(CD) to Institutional(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

APPROVED AS TO FORM:

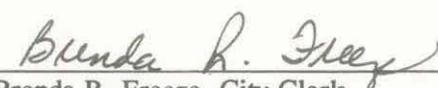


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.



Brenda R. Freeze, City Clerk

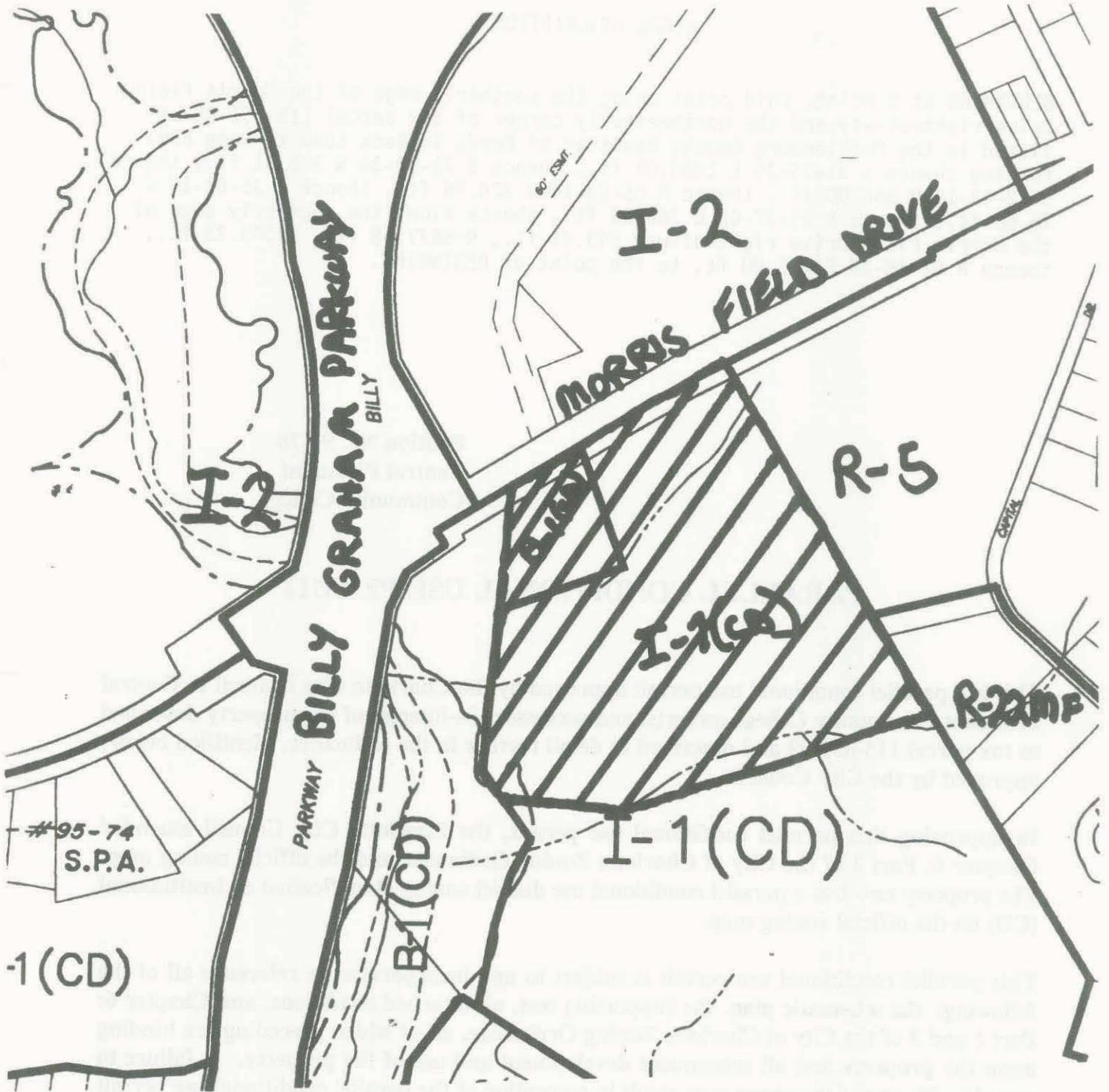
Petitioner: Central Piedmont Community College

Hearing Date: October 21, 1996

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

Zoning Classification (Requested): Inst.(CD)

Location: Approximately 22.4 acres located on the south side of Morris Field Drive east of Billy Graham Parkway.



Zoning Map #(s): 104

Scale: 1" = 400'

LEGAL DESCRIPTION

BEGINNING at a point, said point being the southerly edge of the Morris Field Drive right-of-way and the northwesterly corner of tax parcel 115-051-05 as listed in the Mecklenburg County Register of Deeds in Book 5046 at Page 609, running thence S 31-15-35 E 1080.02 ft., thence S 71-30-34 W 366.91 ft., thence S 72-43-19 W 550.00 ft., thence N 85-03-14 W 326.76 ft., thence N 35-01-10 W 76.68 ft., thence N 05-37-02 E 760.29 ft., thence along the southerly edge of the Morris Field Drive right-of-way 543.44 ft., R=5677.58 ft., C=543.23 ft., thence N 61-48-19 E 161.00 ft. to the point of BEGINNING.

**Petition No. 96-78
Central Piedmont
Community College**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Central Piedmont Community College owner(s) and successors-in-interest of the property described as tax parcel 115-051-09 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 Institutional (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.

CITY CD

Petition No. 96-80
William E. Ray and Delores K. Ray

ORDINANCE NO. 687-Z

APPROVED BY CITY COUNCIL

DATE NOVEMBER 18, 1996

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 4.4 acres located on the northwest corner of the intersection between Ardsley Road and Hermitage 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, 1996; 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:

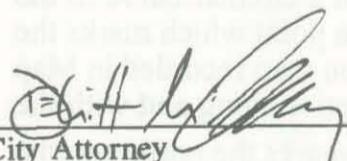
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-15MF(CD) to Institutional(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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

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

APPROVED AS TO FORM: *

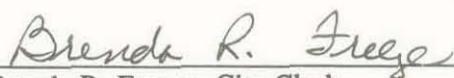


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 603-605A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.



Brenda R. Freeze, City Clerk

Exhibit B

Legal Description

ALL OF THAT CERTAIN REAL PROPERTY located in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

TRACT I:

BEING all of Lot 1 of White Oaks Subdivision as shown on map thereof recorded in Map Book 23, Page 147 and amended by map recorded in Map Book 23, Page 160 in the Mecklenburg Public Registry.

TRACT II:

BEING all of Condominium Units Nos. 1, 2, 3, 4 and 5 of the White Oaks Condominiums as described and designated in the Declaration of Condominium recorded in Book 4225, Pages 1 through 32 inclusive, as amended by agreements recorded in Book 4294, Page 105, Book 4701, Page 363 and Book 4789, Page 268 respectively, and as shown in Unit File No. 60, Pages 1 through 6 in the Mecklenburg Public Registry, together with an appurtenant 100% individual interest in the common areas and facilities of said condominiums (Unit No. 1 - 23.88%, Unit No. 2 - 20.90%, Unit No. 3 - 19.40%, Unit No. 4 - 17.91%, and Unit No. 5 - 17.91%), which Declaration and plans are incorporated herein by reference.

INCLUDING all of Grantor's interest in and to the real property more particularly described as follows:

BEGINNING at a new iron pin located in the southerly margin of the right-of-way of Hermitage Road, and marking the northeasternmost corner of Lot 2 of White Oaks Subdivision as shown on map recorded in Map Book 23 at Page 147 and amended by map recorded in Map Book 23 at Page 160 in the Mecklenburg Public Registry; thence with said margin of the right-of-way of Hermitage Road with the arc of a circular curve to the left, which circle has a radius of 325.55 feet, an arc distance of 54.82 feet to a point; thence S. 50-08-00 E. 41.12 feet to a point; thence with the arc of a circular curve to the right, which circle has a radius of 1292.50 feet, an arc distance of 67.44 feet (chord: S. 48-38-18 E. 67.43 feet) to a point; thence S. 47-08-37 E. 42.74 feet to a point; thence along the arc of a circular curve to the right having a radius of 237.20 feet, an arc distance of 100.75 feet to a point; thence with the arc of a circular curve to the right having a radius of 80.16 feet, an arc distance of 29.61 feet to a point; thence with the arc of a circular curve to the right having a radius of 43.54 feet, an arc distance of 46.64 feet along and with the northerly margin of Ardsley Road to a point; thence with said margin of the right-of-way of Ardsley Road S. 59-44-04 W. 17.32 feet to a point; thence with the arc of a circular curve to the right having a radius of 265.77 feet, an arc distance of 20.24 feet to a point; thence with the arc of a circular curve to the right having a radius of 708.00 feet, an arc distance of 276.28 feet to a point which marks the southeasterly corner of Lot 1 of White Oaks Subdivision as shown on map recorded in Map Book 23 at Page 147 and revised in Map book 23 at Page 160; thence along and with the easterly line of said Lot 1 N. 11-07-19 W. 179.90 to a point which marks the northeasterly corner of said Lot 1; thence due north 53.08 feet to an iron in the easterly boundary of Lot 2 as shown on map previously referred to; thence with the easterly boundary of Lot 2 N. 26-21-30 E. 176.52 feet to a new iron pin; thence with the arc of a circular curve to the left having a radius of 243.41 feet, an arc distance of 6.40 feet to a new iron pin; thence S. 37-48-30 E. 24.57 feet to a new iron pin; thence with the arc of a circular curve to the left having a radius of 365.55 feet, an arc distance of 34.03 feet to a new iron pin; thence N. 26-21-30 E. 43.08 feet to a new iron pin which marks the point or place of BEGINNING, as shown on revised plat or survey by R. B. Pharr & Associates dated April 20, 1989 designated as "revised plat of White Oaks."

Petition #: 96-80

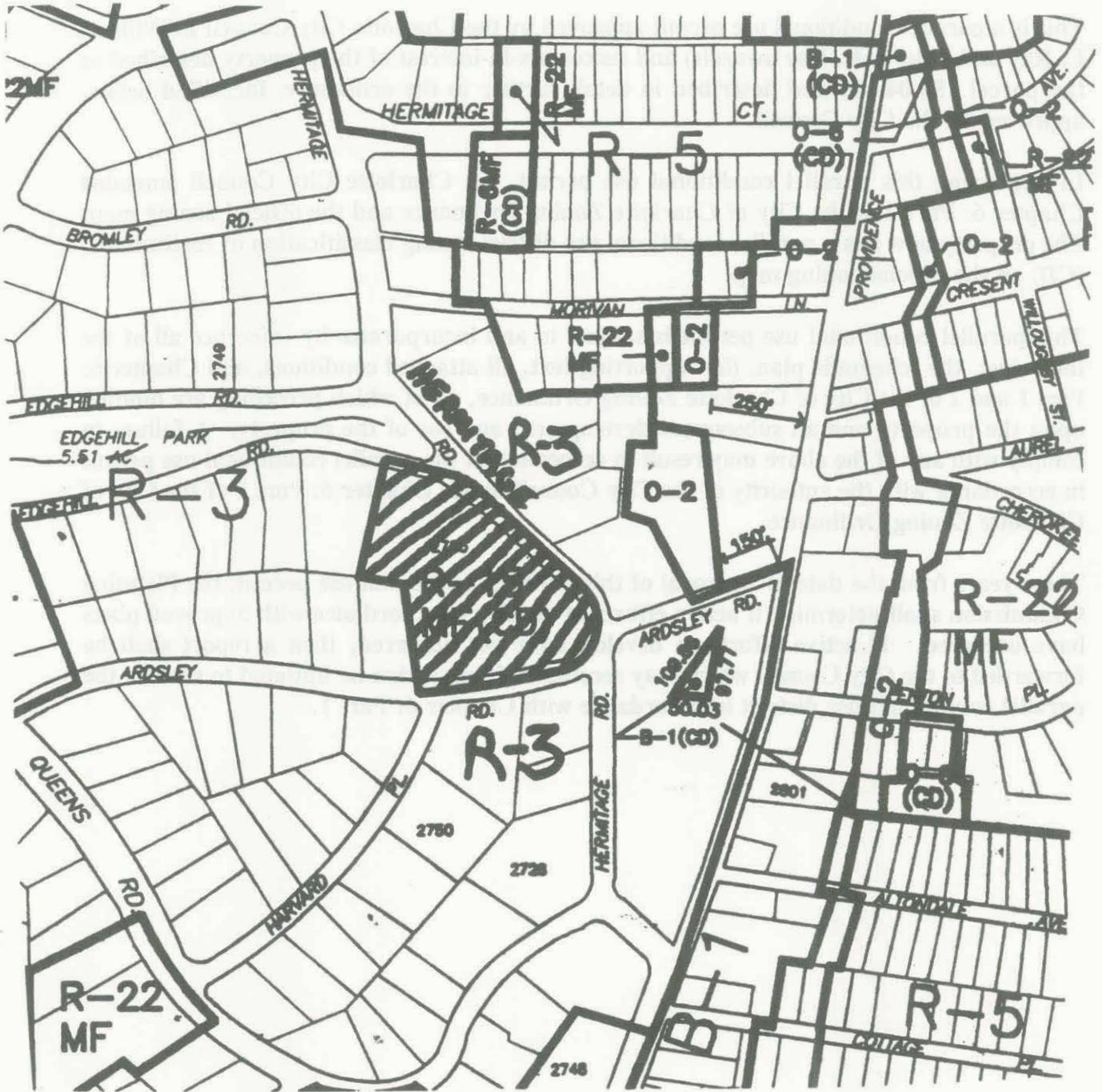
Petitioner: William E. Ray and Delores K. Ray

Hearing Date: October 21, 1996

Zoning Classification (Existing): R-15MF(CD)

Zoning Classification (Requested): Inst.(CD)

Location: Approximately 4.44 acres located on the northwest corner of the intersection between Ardsley Road and Hermitage Road.



Zoning Map #(s): 111

Scale: 1" = 400'

Petition No. 96-80

William E. Ray and Delores K. Ray

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to William E. Ray and Delores K. Ray owner(s) and successors-in-interest of the property described as tax parcel 155-043-25 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 Institutional (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.

CITY ZONE CHANGE

Petition No. 96-81
LandCraft Properties, Inc.

APPROVED BY CITY COUNCIL

DATE NOVEMBER 18, 1996

ZONING REGULATIONS

MAP AMENDMENT NO. _____

ORDINANCE NO. 688-Z

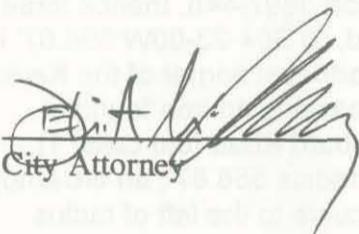
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-4 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

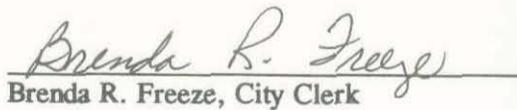


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.



Brenda R. Freeze, City Clerk

Beginning at an iron found, said iron being N81-23-44E 402.70' from a railroad spike found at the centerline intersection of Wade Morgan Rd. and Hubbard Rd., thence from the point of beginning N06-47-26W 60.00' to an iron found, thence N83-14-40E 159.08' to an iron found, thence with the arc of a circular curve to the right of radius 110.00, arc length 80.60' chord bearing S75-40-58E 78.81' to an iron set; said iron being the southeast corner of Lillian Rankins' property Deed 6558-276, thence in a northerly direction with the Lillian Rankins line N34-00-47W 250.81' to an iron found; said iron being the southwesterly corner of the Minner Carelock property Deed 7672-757, thence with the Minner Carelock property N46-08-42E 414.56' to an iron set, said iron being a common corner of the Minner Carelock property and the Myrtle Faggart property Deed 7170-729. Thence 20 calls with the Myrtle Faggart property, 1) S62-44-58E 35.05' to an iron found, 2) thence N55-08-30E 128.87' to an iron found, 3) N25-02-14W 15.03' to a point in the center line of a creek, 4) S74-14-13W 36.82' to a point in the creek, 5) S87-27-36W 17.89' to a point in the creek, 6) S59-16-41W 16.30' to a point in the creek, 7) N42-21-52W 19.63' to a point in the creek, 8) N34-35-14W 11.55' to a point in the creek, 9) N25-23-37W 12.57' to a point in the creek, 10) N24-09-55W 21.33' to a point in the creek, 11) N31-31-21W 22.56' to a point in the creek, 12) N29-09-38W 47.92' to a point in the creek, 13) N03-34-10W 34.76' to a point in the creek, 14) N21-45-44E 9.26' to a point in the creek, 15) N57-12-27W 22.21' to a point in the creek, 16) N26-13-16W 25.59' to a point in the creek, 17) N84-00-44W 5.36' to a point in the creek, 18) N82-36-23W 42.57' to a point in the creek, 19) N25-34-24W 18.31' to a point in the creek, 20) N29-21-15E 5.10' to a point in the creek; thence leaving the creek S85-05-04E 235.37' to an iron found in the rear line of Lot 24 of Brookstone Map 1 recorded in Map Book 23- Page 157, thence continuing with the rear line of Lot 24 and the Mecklenburg County Parks & Recreation property Map Book 23- Page 157, S85-05-04E 581.57' to a stone found, thence with the Mecklenburg County Parks & Recreation Property shown on Map Book 26-Page 921, S63-05-57E 394.33' to an iron found, said iron being the northwest corner of the George Lowe property Deed 2440-69, thence two calls with the George Lowe property, 1) S29-01-44W 549.04' to an iron found, 2) S64-05-43E 760.64' to an iron found on the Robert C. Rhein Interests Inc. property line Deed 7967-423, thence with the Robert C. Rhein Interests Inc. property S39-00-19W 699.94' to an iron found, said iron being a corner of the Baxter Cooper property Deed 4135-442, thence two calls with the Baxter Cooper property, 1) N48-26-37W 578.06' to an iron found, 2) S65-09-38W 324.36' to an iron found; said iron being the northeast corner of the Baxter Cooper property Deed 3897-448, thence three calls with the Baxter Cooper property, 1) S65-31-14W 177.03' to an iron found, 2) S04-23-00W 396.67' to an iron found, 3) S65-34-06W 170.19' to an iron found, said iron being the northeast corner of the Kevin Lynch property, thence with the Kevin Lynch property S50-42-41W 696.54', passing an iron found at 657.35', to the centerline of Hubbard Road, thence with the centerline of Hubbard Road four calls, 1) N03-11-24E 449.40' to a point, 2) thence with the circular curve to the left of radius 558.87', an arc length of 137.17', chord N03-50-29W 136.83' to a point 3) thence with the circular curve to the left of radius 558.87', an arc length of 47.51', chord N13-18-29W 47.49' to a point, 4) N15-44-36W 133.56' to a point, thence leaving the centerline of Hubbard Road, along Fannie L. Maddox property Deed 4986-998 N74-51-19E 232.38', passing an iron found at 32.20' to an iron found, thence continuing along Maddox property N06-48-57W 174.97' to an iron found, thence along Susie Lee property N06-48-57W 12.32' to an iron set, said iron being the southwest corner of the Minner Carelock property Deed 7672-757, thence eight calls with the Minner Carelock property, 1) N84-14-34E 60.10' to an iron found, 2) N06-44-50W 40.46' to an iron found, 3) S 79-37-40E 144.87' to an iron found, 4) N83-45-07E 149.01' to an iron found, 5) N34-14-28E 211.54' passing an iron found at 86.66' to an iron found, 6) N33-59-47W 251.25' passing an iron found at 49.93' to an iron found, 7) N54-22-55W 160.92' to an iron set, 8) with the arc of a curve to the left of radius 50.00', an arc length of 37.25' chord N75-03-36W 36.40' to an iron found; thence S83-15-26W 158.94' to an iron found on the right of way of Wade Morgan Road, said iron being the point of beginning. Said property containing 47.091 acres as shown on the survey by Yarbrough- Williams & Associates, Inc. dated 7/9/96, revised 8/9/96.

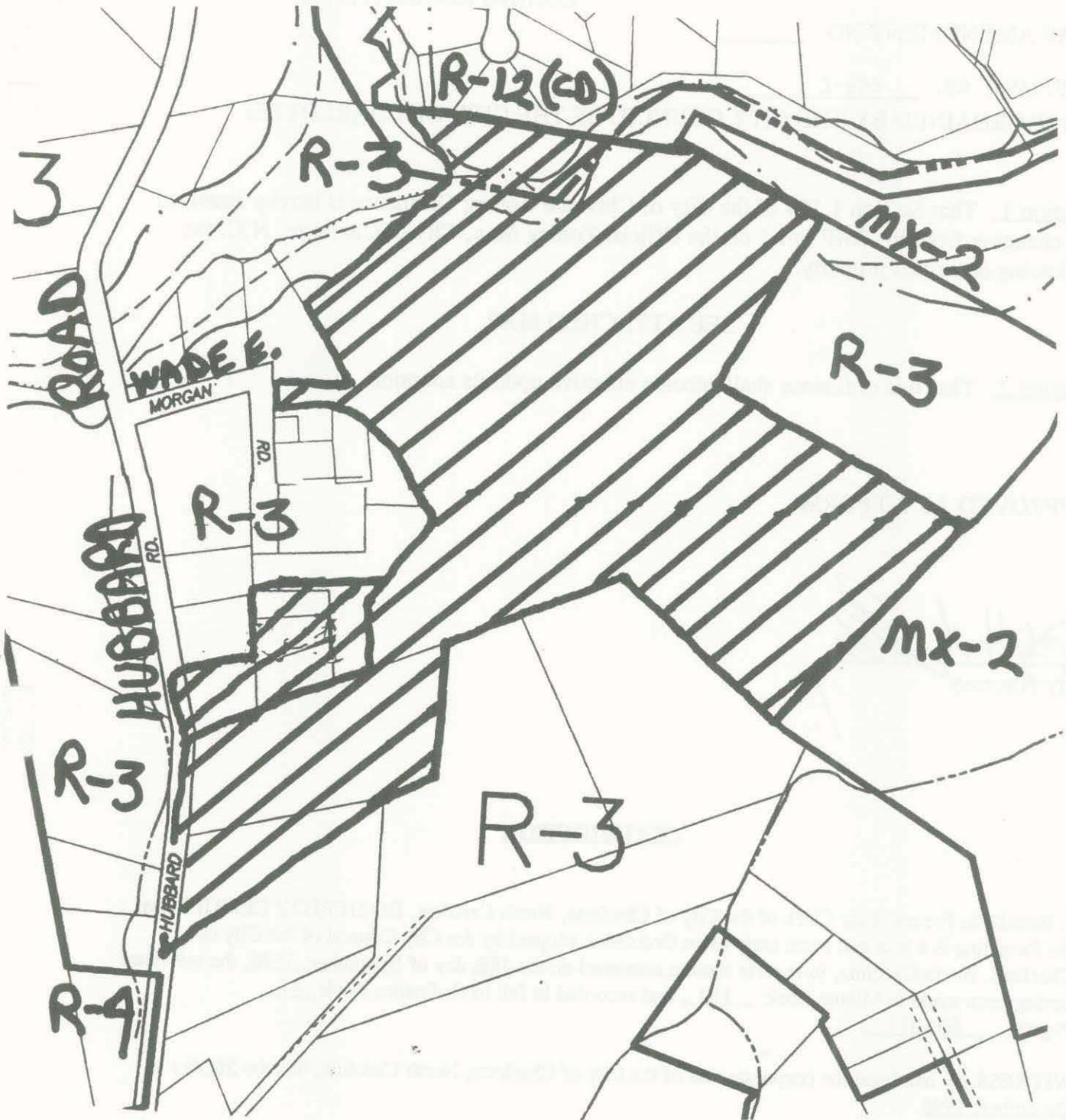
Petitioner: Landcraft Properties, Inc.

Hearing Date: October 21, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): R-4

Location: Approximately 47.16 acres located on the east side of Hubbard Road south of Wade E. Morgan Road.



Zoning Map #(s): 52,59

Scale: 1" = 400'

CITY ZONE CHANGE

Petition No. 96-83
Robert Systems, Inc.

APPROVED BY CITY COUNCIL

DATE NOVEMBER 18, 1996

ZONING REGULATIONS

MAP AMENDMENT NO. _____

ORDINANCE NO. 689-Z

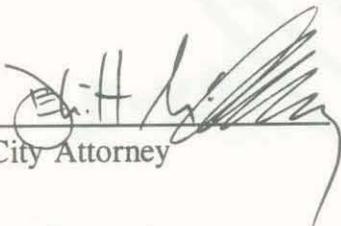
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-17MF to I-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

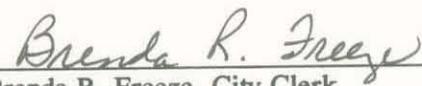


City Attorney

CERTIFICATION

I, 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 18th day of November, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 609-611.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.



Brenda R. Freeze, City Clerk

LEGAL DESCRIPTION

Petition of Roberts Systems, Inc.
Petition No. 96- 83
Re: 8500 South Tryon Street
Charlotte, North Carolina 28273

To find the point or place of beginning, begin at a point in the northwesterly margin of the right-of-way of York Road (N.C. 49), said point being located in the easterly corner of the property conveyed to Roberts Systems, Inc. as the same is described in deed recorded in Deed Book 6564 at Page 702 in the Mecklenburg County Public Registry, and run thence with the northeasterly property line of the aforesaid Roberts Systems, Inc. property and with the northeasterly property line of the property conveyed to Roberts Systems, Inc. as the same is described in deed recorded in Deed Book 6220 at Page 985 in the aforesaid Public Registry N 42-04-00 W 601.65 feet to a point, THE POINT OR PLACE OF BEGINNING; thence from said point or place of beginning as so established S 36-00-03 W 291.10 feet to a point in the northeasterly property line of the property conveyed to Westphalia Properties as the same is described in deed recorded in Deed Book 4157, Page 159 in the aforesaid Public Registry; thence with the northeasterly property line of the aforesaid Westphalia Properties property N 44-09-41 W 368.11 feet to a point in the southeasterly property line of the property conveyed to Whitehall Land & Development Limited Partnership as the same is described in deed recorded in Deed Book ___ at Page ___ in the aforesaid Public Registry; thence with the southeasterly property line of the aforesaid Whitehall Land & Development Limited Partnership property N 66-00-04 E 313.80 feet to a point in the southwesterly margin of the right-of-way of Interstate 485; thence with the southwesterly margin of the right-of-way of Interstate 485 S 24-03-00 E 210.35 feet to a point, THE POINT OR PLACE OF BEGINNING, containing 1.93 acres, all as shown on Rezoning Plan prepared by S. C. Hondros & Associates, Inc., dated July 18, 1996, reference to which Rezoning Plan is hereby made for a more particular description of the property.

CITY CC DISTRICT

Petition No. 96-84
The Crosland Group, Inc.

ORDINANCE NO. 690-Z

APPROVED BY CITY COUNCIL

DATE NOVEMBER 18, 1996

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 a site plan amendment for approximately 14.7 acres located on the southwesterly corner of the intersection of Sharon Road West and Park Road; and

WHEREAS, the petition for a site plan amendment 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, 1996; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by amending the CC site plan on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

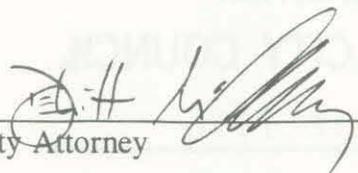
SEE ATTACHED

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

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

-continued-

APPROVED AS TO FORM:

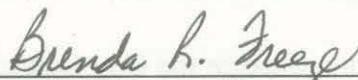


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 612-614.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of December, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-84

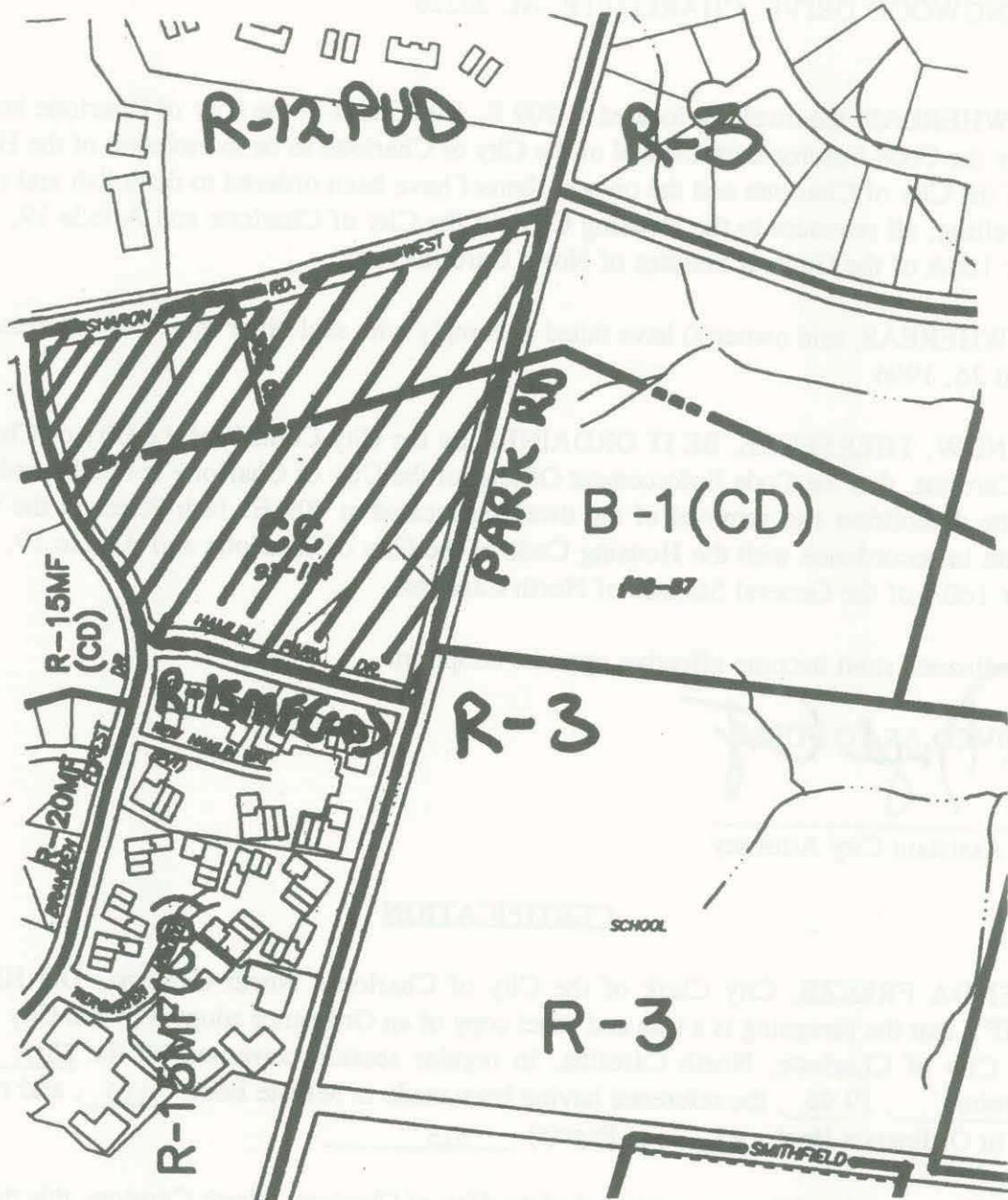
Petitioner: The Crosland Group, Inc.

Hearing Date: October 21, 1996

Zoning Classification (Existing): CC

Zoning Classification (Requested): CC Site Plan Amendment

Location: Approximately 14.7 acres located on the southwest corner of the intersection between Sharon Road West and Park Road.



Zoning Map #(s): 158

Scale: 1" = 400'