CITY ZONE CHANGE

ORDINANCE NO. 3859-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-2 to UMUD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and recorded in full in Ordinance Book 45, Pages 299-300.

Brenda R. Freeze
City Clerk
Petition #: 94-5

Petitioner: Park Elevator Building Partnership

Zoning Classification (Existing): B-2

Zoning Classification (Requested): UMUD

Location: Approximately 0.908 acres located on the north side of Arlington Avenue west of South Boulevard.

Zoning Map #: 102

Scale: 1" = 400'
CITY ZONE CHANGE

ORDINANCE NO. 3860-Z

MAP AMENDMENT NO. 

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from 1-2 to 1-1 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:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105 and recorded in full in Ordinance Book 45, Pages 301-302.

Brenda R. Freeze
City Clerk

Petition No. 94-27
Charlotte-Mecklenburg Planning Commission
Petition #: 94-27

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: April 18, 1994

Zoning Classification (Existing): I-2
Zoning Classification (Requested): I-1

Location: Property located on the east side of South Boulevard north and south of Cressida Drive.

Zoning Map #(s): 157
Scale: Not to scale
CITY ZONE CHANGE

ORDINANCE NO. 3861-Z

MAP AMENDMENT NO.

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-4 to Institutional 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:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and recorded in full in Ordinance Book 45, Pages 303-304.

Brenda R. Freeze
City Clerk
Petition #: 94-28

Petitioner: Victory Christian Church, Inc.
Hearing Date: April 18, 1994

Zoning Classification (Existing): R-4

Zoning Classification (Requested): Institutional

Location: Approximately 38.28 acres located on the north side of Old Pineville Road north of Arrowood Road.
ORDINANCE NO. 3862-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 0.43 acres located on the northwest corner of the intersection between Lansdale Drive and Central Avenue; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; and

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

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

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

See Attached

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 305-307.

Brenda R. Freeze
City Clerk
BOUNDARY DESCRIPTION
MICHAEL R. SMITH
CENTRAL AVENUE

BEGINNING at the intersection of the northerly right-of-way line of Central Avenue and the westerly right-of-way line of Lansdale Drive and running thence with said Central Avenue right-of-way line N. 72°29'30" W. 150.0 feet; thence N. 17°30'30" E. 125.0 feet; thence S. 72°29'30" E. 150.0 feet to the westerly right-of-way line of Lansdale Drive; thence with said right-of-way S. 17°30'30" W. 125.0 feet to the point of BEGINNING and containing .43 acres.
ORDINANCE NO. 3863-7

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 3.9 acres located on the north side of Central Avenue east of Merry Oaks 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 April 18, 1994; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 and R-22MF to R-22MF(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.

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

APPROVED AS TO FORM:

Henry W. Chadwell
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 308-310.

Brenda R. Freeze
City Clerk
DESCRIPTION:

BEGINNING at an existing iron pin in the northerly margin of Central Avenue (100-foot right-of-way), said point being the southwest corner of the Sharon A. Holloway property as described in Deed Book 5593, Page 203 of the Mecklenburg Public Registry and furthermore being located 155.7 feet along the northerly margin of Central Avenue from its intersection with the westerly right-of-way of Longfellow Street to the BEGINNING and runs thence with the northerly margin of Central Avenue N. 82°20'-13" W. 65.11 feet to a new iron pin; thence with the westerly line of said property as described in Deed Book 2036, Page 392 of said Registry as follows: 1) N. 04°10'-30" E. 40.07 feet to a new iron pin; 2) N. 82°20'-15" W. 55.01 feet to a new iron pin; 3) N. 04°10'-30" E. 443.07 feet to a new iron pin; 4) N. 82°41'-13" W. 214.32 feet to a new iron pin in the easterly line of N.T. Maner, Jr. property as described in Deed Book 2165, Page 353 of said Registry; thence with the easterly and northerly lines of N.T. Maner in two (2) courses and distances as follows: 1) N. 07°00'-54" E. 113.00 feet to an existing iron pin; 2) N.79°35'-24" W. 109.97 feet to an existing iron pin, said point being the northeast corner of Lot 1, C.T. Brown Subdivision as shown in Map Book 1487, Page 561 of said Registry; thence with the northerly line of said Lots 1, 3, 4, 14 W. 42.47 feet to an existing iron pin, said point being the southwest corner of the V.M. Noya-Vander property as described in Deed Book 3906, Page 16 of said Registry; thence with the easterly line of V.M. Noya-Vander property N. 01°40'-52" E. 72.80 feet to an existing iron pin; thence with the southeast corner of the D.L. Ballard, Jr. property as described in Deed Book 6121, Page 420 of said Registry; thence with the easterly line of D.L. Ballard, Jr. property N. 01°23'-58" E. 205.80 feet to an existing iron pin, said point being the southeast corner of the J.O. Lewis, Jr. property as described in Deed Book 7567, Page 432 of said Registry; thence with the easterly line of J.O. Lewis, Jr. property N. 01°03'-12" E. 74.95 feet to an existing iron pin in the southeasterly line of Clayton Properties, Inc. property as described in Deed Book 7587, Page 566 of said Registry; thence with the southeasterly line of Clayton Properties, Inc. property S. 07°55'-29" E. 382.11 feet to an existing iron pin in the westerly line of the Charlotte-Mecklenburg Board of Education property as described in Deed Book 1464, Page 267 of said Registry; thence with the westerly line of the Board of Education property S. 05°02'-17" E. 322.81 feet to an existing iron pin, said point being the northwest corner of the J.N. Berry property as described in Deed Book 2313, Page 137 of said Registry and furthermore being the northwest corner of Lot 17, Block 1, Henderson & Stillwell property as shown in Map Book 332, Page 423 of said Registry; thence with the westerly lines of Lots 17, 18, 15 and 14, Block 1 of said Stillwell property S. 04°33'-04" W. 109.82 feet to an existing iron pin, said point being the northeast corner of the 9.00 short property as described in Deed Book 2313, Page 137 of said Registry; thence with the westerly line of Lots 13, 14, 15, 16, 17, 18, 9 and 10, Block 1 of the Stillwell subdivision and the westerly lines of Lots 8, 9, and A. C.C. Boyd subdivision as shown in Map Book 1560, Page 453 of said Registry S. 04°10'-30" W. 70.03 feet to the point and place of BEGINNING, containing 3,978 acres or 173,283.63 square feet as shown on a map of survey entitled "Survey for Remaking Saint Episcopal Church" prepared by R.B. Parr & Associates, P.A. dated December 1, 1993 and last revised January 27, 1994. (RDP File No. 1539)
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from 0-1 to O-3 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:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and recorded in full in Ordinance Book 45, Pages 311-312.

Brenda R. Freeze
City Clerk
Petition #: 94-32

Petitioner: Queens Properties, Inc.
Hearing Date: April 18, 1994

Zoning Classification (Existing): O-1
Zoning Classification (Requested): O-3

Location: Approximately 13.422 acres located at the southwest corner of the intersection between Barclay Downs Drive and Fairview Road.
ORDINANCE NO. 3865-2

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 2.4 acres located on the north side of Tom Hunter Road east of US Highway 29 (N. Tryon Street); and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 18, 1994; and

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

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

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

See Attached

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 313-315.

Brenda R. Freeze
City Clerk
Beginning at a point in the Northern right of way line of Tom Hunter Road (right of way being 60.00 feet in width), said point being the common corner of D & G Properties (DB 5363, Page 617) and Devita Investment Inc Property (Deed Book 5593, Page 341); running thence along the R/W line of Tom Hunter Road N. 43-50-47 W. 177.12 feet to a point, a corner of Melvin F. Graham Property (Deed Book 5082, Page 548); thence along said Graham Property N. 10-25-40 E. 420.83 feet to a point; thence along a new line S. 81-13-50 E. 254.36 feet to a point, a corner of Dionysios Balatsias Property (Deed Book 3963, Page 633); thence along the Western line of said Balatsias and D & G Properties (Deed Book 5478, Page 338) S. 14-38-29 W. 259.51 feet to a point, corner of D & G Properties and Michael T. Smith (Deed Book 3863, Page 730); thence along said Smith Property S. 13-21-50 W. 102.05 feet to a point, thence continuing along Smith Property S. 84-15-30 E. 12.97 feet to a point, a common corner of Smith and Dimitrios S. Kotrotsios property (Deed Book 5502, Page 848); thence along said Kotrotsios Property S. 01-18-24 W. 9.52 feet to a point, corner of said Kotrotsios and D & G Properties (Deed Book 5363, Page 617); thence along D & G Properties property N. 83-49-20 W. 125.08 feet to a point; thence continuing along said D & G Properties S. 01-22-30 W. 150.81 feet to the point and place of beginning. Containing 2.3608 acres (102,836.8180 square feet).

Being known and designated as a portion of Devita Investment Inc. property, recorded in Deed Book 5593, Page 341, Mecklenburg County Registry.
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 32.8 acres located on the westerly side of U.S. Highway 29 south of Mallard Creek; 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 April 18, 1994; 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 CC and R-22MF(CD) to B-2(CD) and R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See Attached

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of May, 1994, the reference having been made in Minute Book 105, and is recorded in full in Ordinance Book 45 at page 316-320.

Brenda R. Freeze
City Clerk
RATCLIFFE PROPERTY DESCRIPTION

Proposed B-2 (CD) 94-36

Beginning at a point on the north side of the U.S. Hwy. 29 right-of-way approximately 1260 feet south of the Mallard Creek bridge and proceeding:

N49-51-11W, 427.56; thence
N20-03-20E, 146.39; thence
N09-12-59W, 232.50; thence
N75-21-33W, 308.64; thence
S33-49-38W, 279.01; thence
N63-32-15W, 136.00; thence
N02-27-23E, 277.56; thence
N39-18-46W, 207.86; thence
N77-12-13W, 193.58; thence
N87-58-16W, 183.20; thence
N58-10-34W, 237.92; thence
S83-24-59W, 73.60; thence
S61-52-58W, 206.71; thence
N48-47-05W, 132.33; thence
N01-34-06W, 28.58; thence
N83-03-50E, 164.04; thence
N63-01-30E, 226.48; thence
S84-52-00E, 113.91; thence
S71-14-10E, 537.24; thence
S72-09-43E, 826.92; thence
S26-40-20W, 52.39; thence
N62-56-26E, 32.64; thence
S15-48-54W, 301.71; thence
S24-05-44W, 209.52; thence
S24-05-44W, 96.40; thence
S32-38-10E, 134.19; thence
S32-38-10E, 43.22; thence
S40-10-00W, 175.00, along the U.S. Hwy 29 right-of-way and returning to the point of Beginning.
Beginning at a point on the north side of the U.S. Hwy. 29 right-of-way approximately 1700 feet south of the Mallard Creek bridge and proceeding:

N48-47-05W 2105.31; thence
N61-52-58E 206.71; thence
N83-24-59E 73.60; thence
S58-10-34E 237.92; thence
S87-58-16E 183.20; thence
S77-12-13E 193.58; thence
S39-18-46E 207.86; thence
S02-27-23W 277.46; thence
S63-32-15E 136.00; thence
N33-49-38E 279.01; thence
S75-21-33E 308.64; thence
S09-12-59E 232.50; thence
S20-33-20W 146.39; thence
S49-51-11E 427.56; thence
S40-10-00W 429.22 along the U.S. Hwy 29 right-of-way and returning to the point of Beginning.
Petition #: 94-36

Petitioner: Velma C. Ratcliffe
Hearing Date: April 18, 1994

Zoning Classification (Existing): CC and R-22MF(CD)

Zoning Classification (Requested): B-2(CD) and R-17MF(CD)

Location: Approximately 32.8 acres located on the west side of US Highway 29 south of Mallard Creek.

Zoning Map #: 57,58
Scale: 1" = 400'