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APPROVED BY COUNTY COMMISSION

DATE 6-15-87

ZONING REGULATIONS  
MAP AMENDMENT NO. 518

A RESOLUTION AMENDING  
THE MECKLENBURG COUNTY  
ZONING REGULATIONS

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended by changing from R-15 to R-12 on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING at a point located in the dividing line between Mecklenburg County and Cabarrus County, said Beginning point marking the intersection of the westerly property line of the property of Robert R. Rhyne as said property is described in deed recorded in Book 2726 at page 90 in the Mecklenburg Public Registry with the said dividing line between Mecklenburg and Cabarrus Counties, said Beginning point also marking the intersection of the easterly property line of the property conveyed to North Carolina National Bank, as successor to American Bank and Trust Company, and William Erwin Jones, Co-trustee under Agreement with Bessie Erwin Jones dated October 2, 1957, recorded in Book 3466 at page 33 in the Mecklenburg Public Registry with the said dividing line between Mecklenburg and Cabarrus Counties; and running thence with the dividing line between Mecklenburg and Cabarrus Counties, N.55-37-20W. 1,353.28 feet to a point; thence leaving said dividing line, N.86-13-40W. 21.97 feet to a point; thence N.25-43-55W. 22.45 feet to a point located in the dividing line between Mecklenburg and Cabarrus Counties; thence with said dividing line, N.55-37-20W. 2,670.42 feet to a point located in the centerline of McKee Creek, said point being located in the easterly property line of the property of Sparta Book Homes (now or formerly); thence with the centerline of McKee Creek and with the easterly property line of Sparta Book Homes (now or formerly) and the easterly property line of the property conveyed to Harry E. Faggart, Jr. by deed recorded in Book 3482 at page 531 in the Mecklenburg Public Registry, twenty-eight (28) calls and distances as follows: (1) S.46-25-37W. 70.0 feet to a point, (2) S.15-19-32W. 112.01 feet to a point, (3) S.4-26-59W. 54.08 feet to a point, (4) S.17-13-45W. 275.84 feet to a point, (5) S.24-48-19W. 57.57 feet to a point, (6) S.7-57-12W. 57.65 feet to a point, (7) S.35-11-56W. 78.31 feet to a point, (8) S.58-45-43W. 44.27 feet to a point, (9) S.11-35-12W. 62.89 feet to a point (said point being located S.50-45-13E. 20.79 feet from an iron), (10) S.2-07-06E. 70.33 feet to a point, (11) S.6-03-50W. 277.71 feet to a point, (12) S.37-27-50E. 45.44 feet to a point, (13) S.5-36-50E. 135.61 feet to a point, (14) S.40-20-10W. 80.36 feet to a point, (15) S.50-04-35W. 140.23 feet to a point, (16) S.78-47-15W. 63.62 feet to a point, (17) S.46-43-56W. 217.52 feet to a point, (18) S.51-22-10W. 130.61 feet to a point, (19) S.7-49-40W. 32.77 feet to a point, (20) S.58-50-50W. 62.93 feet to a point, (21) S.16-40-40W. 144.95 feet to a point, (22) S.34-48E.

SAVE

73.30 feet to a point, (23) S.57-40-30W. 57.44 feet to a point, (24) S.13-49-50E. 222.84 feet to a point, (25) S.0-05W. 131.63 feet to a point, (26) S.2-23E. 323.78 feet to a point, (27) S.25-44-10W. 84.80 feet to a point and (28) S.8-27W. 356.21 feet to a point; thence leaving the said centerline of the right-of-way of McKee Creek but continuing with the said easterly property line of the said Harry R. Faggart, Jr. property (now or formerly), N.76-30-22W. 550.94 feet to an iron (passing an iron on line at 12.0 feet), said iron being located in the easterly property line of the property conveyed to Metro-Meck Land Develop by deed recorded in Book 4969 at page 139 in the Mecklenburg Public Registry; and running thence with the easterly property line of the said Metro-Meck Land Develop property (now or formerly), Lots 15, 16 and 17 of Walnut Creek subdivision as same are shown on map thereof recorded in Map Book 18 at page 63 in the Mecklenburg Public Registry, the property conveyed to Little Investment Co. by deed recorded in Book 3762 at page 923 and in Book 2805 at page 451 in the Mecklenburg Public Registry and the property conveyed to C. B. Barbre, Jr. by deed recorded in Book 3136 at page 97 in the Mecklenburg Public Registry, nineteen (19) calls and distances as follows: (1) S.33-45-34E. 825.17 feet to a point, (2) S.12-13-25W. 34.06 feet to a point, (3) S.14-09-17E. 24.19 feet to a point, (4) S.31-13-56W. 25.96 feet to a point, (5) S.2-01-11W. 29.83 feet to a point, (6) S.30-50-43W. 22.80 feet to a point, (7) S.18-10-19W. 53.43 feet to a point, (8) N.62-12-15W. 5.92 feet to an iron, (9) S.1-24-09E. 425.43 feet to a point (passing an iron on line at 275.43 feet), (10) S.31-10-09E. 245.22 feet to a point, (11) S.12-38-35W. 125.96 feet to a point, (12) S.29-19-35W. 128.28 feet to an iron, (13) S. 30-46-42W. 309.69 feet to a large twin Poplar, (14) S.1-02-13E. 161.11 feet to an iron, (15) S.1-18-15E. 481.85 feet to an iron, (16) S.77-18-02E. 298.93 feet to an iron, (17) S.4-28-32E. 301.64 to an iron, (18) S.23-32-03W. 491.64 to an iron (said iron being located within the right-of-way of Camp Stewart Road) and (19) S.28-28-51W. 276.21 feet to an iron (said iron being located in the northerly property line of the property conveyed to Edgar A. Terrell, Jr. by deed recorded in Book 2604 at page 234 in the Mecklenburg Pucli Registry; and running thence with the northerly or northwesterly property lines of the said Edgar A. Terrell, Jr. (now or formerly) property, six (6) calls and distances as follows: (1) N.61-40-20E. 861.08 feet to an iron, (2) N.83-30-53E. 974.88 feet to an iron, (3) N.34-07-27E. 764.82 feet to a point, (4) N. 61-49-36W. 99.00 feet to a point, (5) N.32-14-36E. 2,096.31 feet to a large stone at fence corner and (6) S.81-04-23E. 1,322.22 feet to an iron located in the westerly property line of the property conveyed to Ida Bell Hartsell by deed recorded in Book 686 at page 43 in the Mecklenburg Public Registry; and running thence with the westerly property line of the said Ida Bell Hartsell property (now or formerly) and the westerly property line of the aforesaid Robert R. Rhyne property (now or formerly) two (2) calls and distances as follows: (1) N.0-29-59E. 959.99 feet to a point (passing an iron on line at 207.45 feet) and (2) N.1-23-53W. 600.00 feet to the point or place of Beginning, SAVE AND EXCEPT the following two tracts of land:

TRACT I:

To locate the Beginning point of this tract I commence at the Beginning point of the property hereinabove described and proceed thence with the dividing line between Mecklenburg and Cabarrus Counties, N.55-37-20W. 1,353.28 feet to a point; thence leaving said dividing line, N.85-25-11W. 330.40 feet to an iron, said iron marking the point or place of Beginning of this Tract I; thence from said Beginning point so established, N.85-03-18W. 363.0 feet to a point; thence S.2-53-42W. 240.0 feet to an iron; thence S.85-03-18E. 363.0 feet to an iron (passing an iron on line at 181.50 feet); thence N.2-53-42E. 240.0 feet to the point or place of Beginning of this Tract I.

TRACT II:

To locate the Beginning point of this Tract II commence at a point marking the northwesterly corner of the property described as Tract I, above, and proceed thence S.2-53-42W. 30.02 feet to an iron; thence N.85-03-18W. 49.58 feet to the point or place of Beginning of this Tract II; thence from said Beginning point so established, N.85-03-18W. 100.0 feet to an iron; thence S.2-53-42W. 150.0 feet to an iron; thence S.85-03-18E. 100.0 feet to an iron; thence N.2-53-42E. 150.0 feet to the point or place of Beginning if this Tract II.

And being all of the property located in Mecklenburg County SAVE AND EXCEPT the property identified as Tracts I and II, above, as shown on Boundary Survey entitled, "463.932 Acres, Camp Stewart Road, Clear Creek Township, Mecklenburg County, North Carolina, John Crosland Co." dated January 2, 1987, last revised February 23, 1987, by John R. Yarbrough, N.C.R.L.S., reference to which survey is hereby made.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

Approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

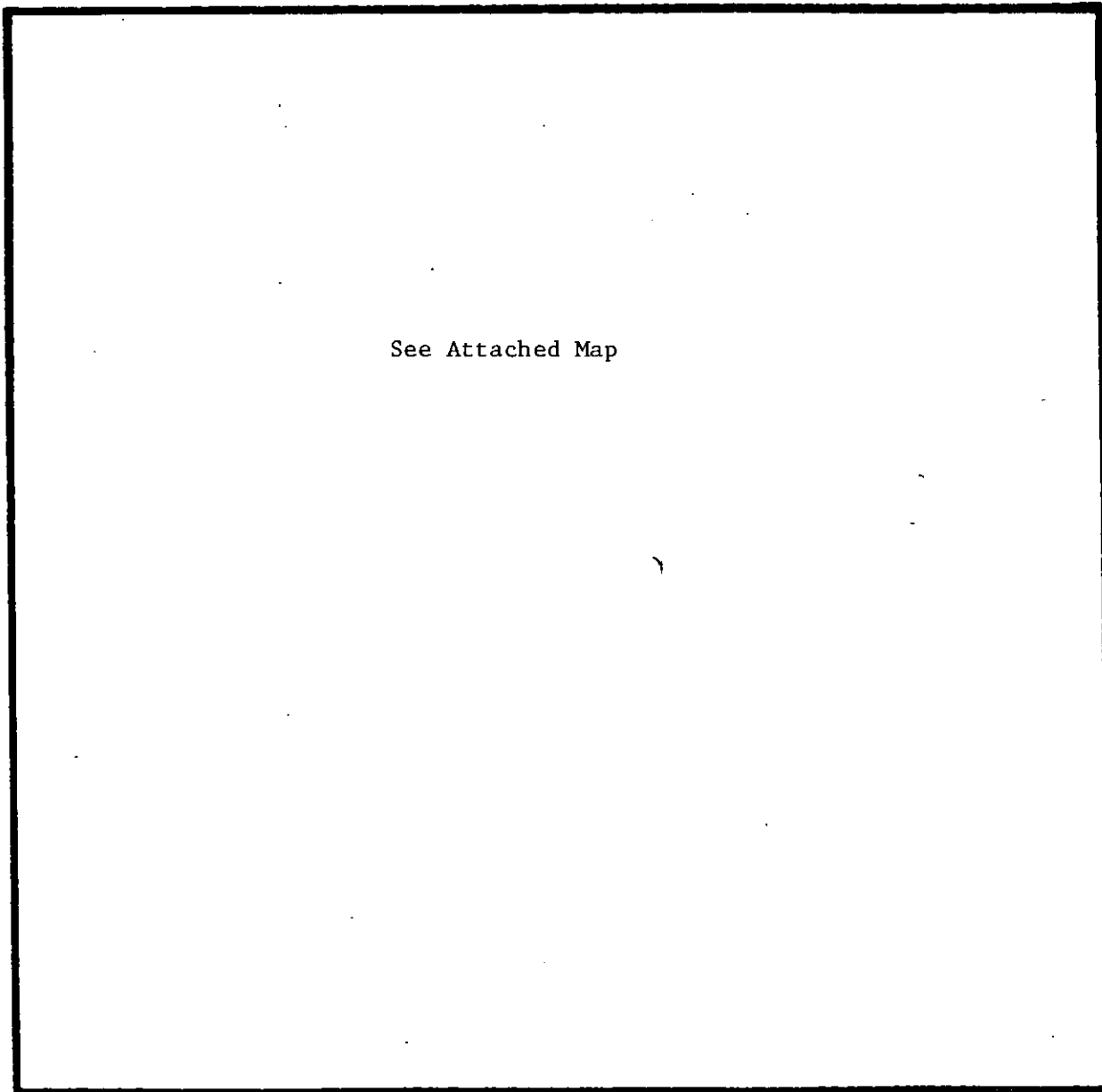
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Clerk, Board of County Commissioners

PETITIONER John Crosland Company

PETITION NO. 87-18(c) HEARING DATE 4/13/87

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED OR-12

LOCATION A 382.16 acre site located east of McKee Creek extending from Camp Stewart Road to the Mecklenburg/Cabarrus County line.



ZONING MAP NO. 93

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



CABARRUS COUNTY

R-15

71.4 AC

78.8 AC

24.6 AC  
MICH

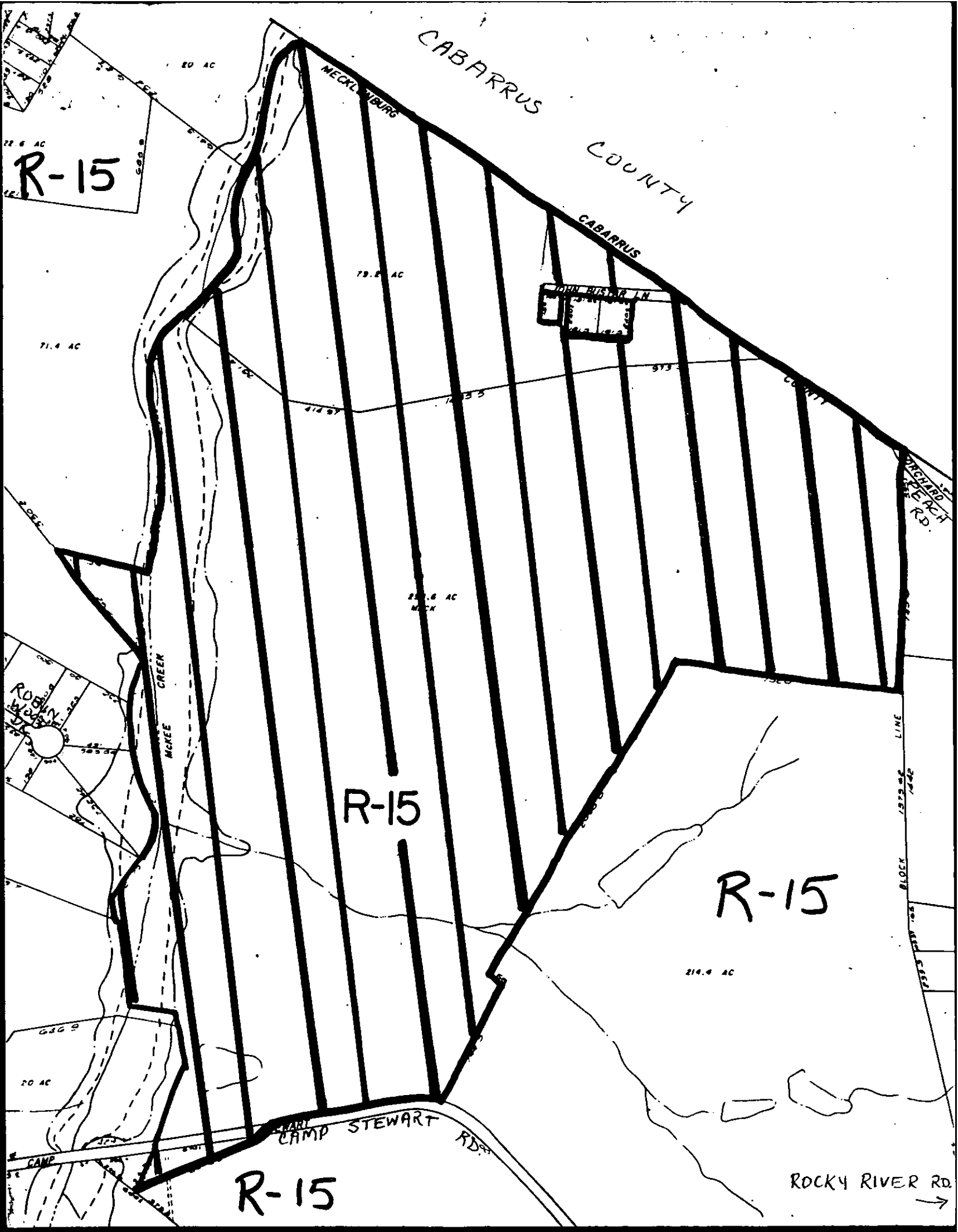
R-15

R-15

214.6 AC

R-15

ROCKY RIVER RD. →



87-18(c)

