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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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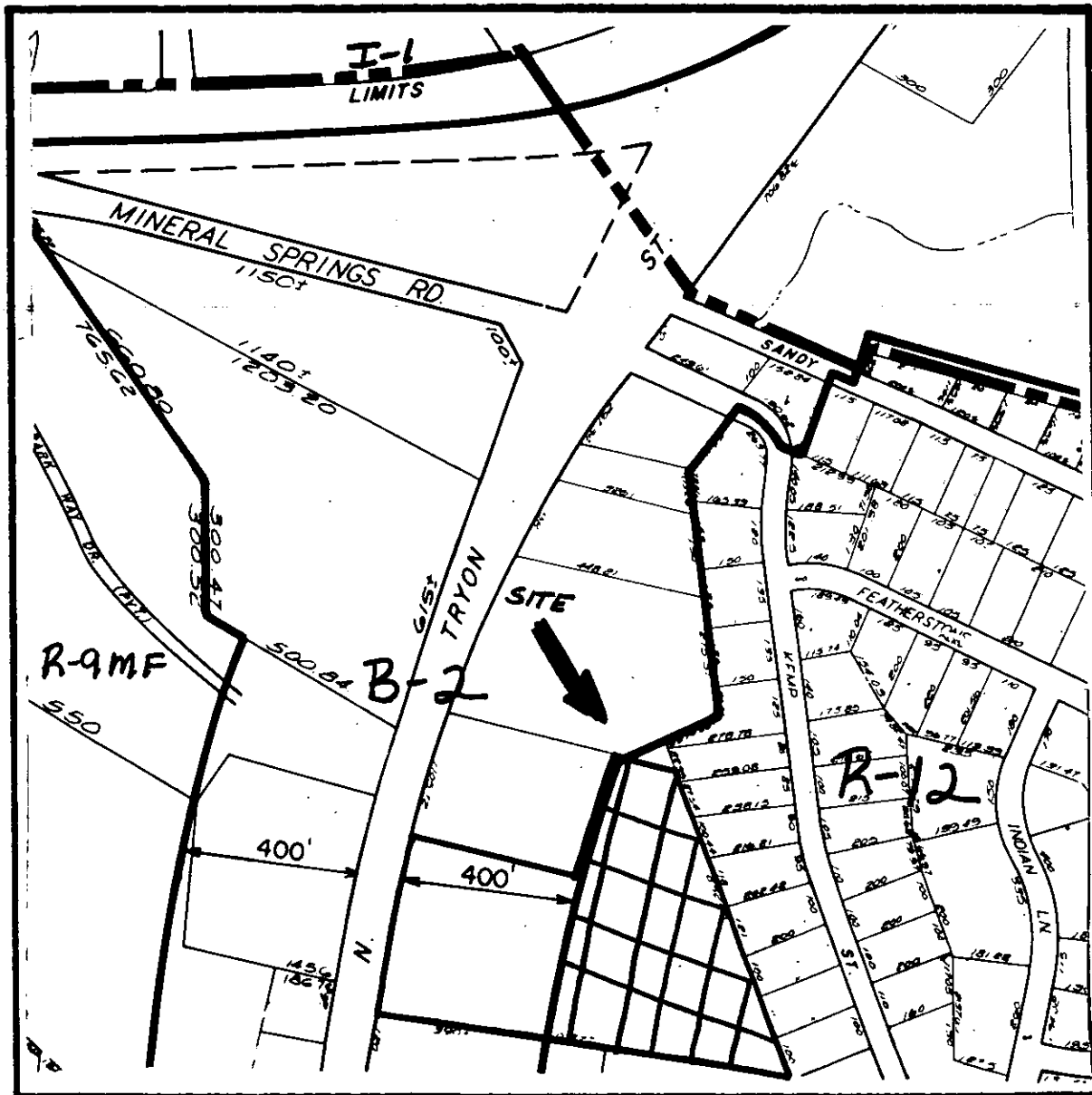
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PETITIONER F & J Corporation

PETITION NO. 86-24 HEARING DATE 02/17/86

ZONING CLASSIFICATION, EXISTING R-12 REQUESTED B-2(CD)

LOCATION A portion of an 11.92 acre site located in the 6600 block of  
N. Tryon St.



ZONING MAP NO. 71

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



ORDINANCE NO. 1978-2

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 a portion of an 11.92 acre site located in the 6600 block of North Tryon Street from R-12 to B-2(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 February 17, 1986; 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 1605 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point located at the most northwesterly corner of the property of Stuckey Bros. and Hanna, Inc., as described in deed recorded in Book 3032, Page 446 of the Mecklenburg Public Registry, said point also being located in the most northeasterly corner of the property of Virginia McConnell Torrence, as described in deed recorded in Book 1457, Page 56 in said registry, and running thence from said Beginning point N.10-26-00E. 233.64 feet to a point; thence in a northerly direction with the arc of a circular curve to the right having a radius of 2478.79 feet, an arc distance of 440.46 feet to a point in the southerly line of Dolph C. Black and William B. Black as described in deed recorded in Book 4060, Page 778 in said registry; thence with Black's southerly line, S.76-34-49E. 142.20

feet to an existing iron pin in the rear line of Lot 6 of Mecklenburg Acres Subdivision, as shown on plat recorded in Map Book 7, Page 477 of the Mecklenburg Public Registry; thence with the rear line of Lots 6, 7, 8 and 9 of said subdivision, S.21-01-57E. 297.85 feet to a point; thence continuing with the rear line of Lots 9, 10, 11, 12 and 13, S.21-01-57E. 460.01 feet to a point located at the northeast corner of the property of Gloryland Baptist Church, as described in deed recorded in Book 3465, Page 505 of the Mecklenburg Public Registry; thence with the northerly line of Gloryland Baptist Church and Stuckey Bros., N.81-20-21W. 577.92 feet to the point and place of BEGINNING, all as shown on survey prepared by Concord Engineering & Surveying, Inc., dated October 30, 1985.

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 by J. Underhill  
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 16th day of June, 1986, the reference having been made in Minute Book 86, and recorded in full in Ordinance Book 34, beginning on Page 493.

Pat Sharkey  
City Clerk

# PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to \_\_\_\_\_  
F & J Corporation  
owner(s) and successors-in-interest of the property described as tax parcel 049-081-03  
and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended 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-2(CD)

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.

CONDITIONAL ZONING REVIEW CHECKLIST

City of Charlotte

Petition Number: 86-24

Council Approval Date: 6/16/86

Staff Review Date: 3/28/91

Location: A portion of an 11.92 acre site located in the 6600 block of N. Tryon Street.

Zoning Request: R-12 to B-2(CD)

Original Petitioner: F & J Corp.

Current Owner:

Conditions as per Approved Site Plan: 1) U.S. Post Office; 2) built, ok.

Current Project Status: Per approved plan.

\*Vicinity Map Attached

Staff Recommendations: No action

CMPC Recommendations:

Action: