AGENDA

Meeting Type:	ZONING
Date:	08/17/1987

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Harvey B. Gantt *Mayor Pro Tem Al Rousso*

Charlie S. Dannelly *Cynthia Patterson*
Gloria Fenning *Pamella G. Patterson*
Ann Hammond *Vinette Conrad Trosch*
Ron Leeper *Richard Vinroot*
Roy Matthews *Velva W. Woollen*

Council Agenda

Monday, August 17, 1987

5:00 p.m. - Dinner
Rooms 237 and 239, Education Center

6:00 p.m. - ZONING HEARINGS
Board Room, Education Center

ITEM NO.

1. Invocation

PUBLIC HEARINGS

2. Hearing on Petition No. 85-79 (Part 2) by the City of Charlotte for a change in zoning from R-9MF to I-1(CD) for a 8.416 acre site bounded by Spratt Street, Southern Railway and the Brookshire Freeway Ramp.

   On November 18, 1985, Council approved rezoning 5.1 acres of this petition to I-1(CD). On January 20, 1987 it was referred back to the Planning Commission.

   Attachment No. 1-A

3. Hearing on Petition No. 87-55 by D.H. & S. Associates for a change in zoning from B-1 and O-6 to B-1(CD) for a 1.03 acre site located on the northwest corner of the intersection of Park Road and Woodlawn Road.

   This petition was deferred at the June 15, 1987 meeting.

   Attachment No. 1-B

4. Hearing on Petition No. 87-66 by the City of Charlotte for a change in zoning from O-6 to R-6MF for 23.4 acres (Independence Park) located south of East Seventh Street along Park Drive.

Attachment No. 1-C

5. Hearing on Petition No. 87-67 by D. L. Phillips Investment Builders, Inc. for a change in zoning from B-1 to B-2 for a 27.859 acre site (the Merchandise Mart) located south of the intersection of Independence Boulevard and Briar Creek Road, including five (5) parcels on the southerly side of Madeline Avenue.

Attachment No. 1-D

6. Hearing on Petition No. 87-68 by Steele's Body and Paint Shop, Inc. for a change in zoning from BD to B-2(CD) for a 2.7± acre site located on the west side of Pineville Road across from Longleaf Drive.

Attachment No. 1-E

7. Hearing on Petition No. 87-69 by D. MacRay Elliott and Clarence M. Elliott for a change in zoning from B-1 to I-1(CD) for a 2 acre site located between Yorkmont Road and Southern Railroad south of the intersection of Billy Graham Parkway and York Road.

Attachment No. 1-F

POLICY AGENDA

8. Recommend adoption of the South Mecklenburg District Plan as a policy guide to future land use and zoning decisions.

Attachment No. 2

9. Decision on Petition No. SUP 87-4 by the City of Charlotte, Engineering Department to allow a 7,500 seat baseball stadium with parking and future development in a residential area.

The Planning Commission recommends that the Major Special Use Permit be granted.

Those eligible to vote are Councilmembers Gloria Fenning, Ann Hammond, Roy Matthews, Minette Trosch, Richard Vinroot and Velva W. Woollen.

This petition was deferred at the July 20, 1987 meeting.

Attachment No. 3

10. Decision on Petition No. 87-56 by Scandura, Inc. for a change in zoning from O-6, R-6MF and R-6MF Conditional Parking to O-6(CD) and I-2(CD) for a 1.57 acre site located on both sides of Keswick Avenue at Dunlow Street.

A protest petition has been filed and found insufficient to invoke the 3/4 rule.

This petition was deferred at the July 20, 1987 meeting.

The Planning Commission recommends that the petition be approved.

Attachment No. 4

11. Decision on Petition No. 87-31 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 to R-6 for two parcels fronting on Clarice Avenue between East Seventh Street and East Eighth Street.

A protest petition has been filed and found sufficient to invoke the 3/4 rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

For the second time this petition failed to receive the necessary four (4) votes needed to pass a motion. Therefore, according to adopted Planning Commission procedures, no recommendation is provided.

Attachment No. 5-G

12. Decision on Petition No. 87-42 by Williams Properties, Inc., for a change in zoning from R-6MF to I-2(CD) for a 1.29 acre tract located on the easterly side of Clyde Drive west of Rozzelles Ferry Road.

This hearing was deferred at the May 18, June 15 and July 20 meetings.

The Planning Commission recommends that the petition be denied.

Attachment No. 5-H

13. Decision on Petition No. 87-58 by Montclaire South Homeowners for a change in zoning from I-2 to R-6 for a 4.1 acre site located to the south of 600 Griffin Road (100 foot strip).

A protest petition has been filed and found sufficient to invoke the 3/4 rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting in order to rezone the property.

The Planning Commission recommends that the petition be denied.

Attachment No. 5-I

14. Decision on Petition No. 87-59 by Duke Power Company for a change in zoning from R-9MF to I-2(CD) for a .67 acre site located on the west side of Toddville Road, north of Intersection with Macon Street.

The Planning Commission recommends that the petition be approved.

Attachment No. 5-J

15. Decision on Petition No. 87-60 by Faison Associates for a change in zoning from U-MUD to U-MUD-O for a 18,260 square foot parcel fronting on West Trade Street between South Church Street and South Tryon Street adjacent to the proposed Plaza Park.

The Planning Commission recommends that the petition be approved.

Attachment No. 5-K

16. Decision on Petition No. 87-61 by Wingate College for a change in zoning from R-9, O-6 and R-15MF to O-6(CD) and R-15-MF(CD) for a 11.8 acre site located north of Monroe Road near Lantana Avenue.

A protest petition has been filed and found insufficient to invoke the 3/4 rule.

The Planning Commission recommends approval of the O-6(CD) area and denial of the R-15MF(CD) part of the petition.

Attachment No. 5-L

17. Decision on Petition No. 87-62 by G & M Development Company for a change in zoning from R-9MF to O-15(CD) for 3.982 acres located on the west side of Idlewild Road North, south of Lawyers Road.

The Planning Commission recommends that the petition be denied.

Attachment No. 5-M

18. Decision on Petition No. 87-63 by The King Corporation for a change in zoning from R-6MF to B-1(CD) for a 2.68 acre site located on the northwesterly corner of the intersection of North Wendover Road and Marvin Road.

The Planning Commission recommends that the petition be denied.

Attachment No. 5-N

19. Decision on Petition No. 87-64 by Carley Capital Group for a site Plan Amendment to an existing U-MUD-O zoning for a 1.5 acre site on North Tryon Street between East Fifth Street and East Sixth Streets, and extending in a southerly direction to North College Street.

The Planning Commission recommends that the petition be approved.

Attachment No. 5-O

20. Decision on Petition No. 87-65 by the City of Charlotte to establish City zoning on recently annexed property in the Mineral Springs, Hickory Grove/Pence Road, Taragate Farms/ Arrowood, and Oakdale Areas.

The Planning Commission recommends that the petition be approved.

Attachment No. 5-P

21. Recommend adoption of a resolution calling for a joint public hearing with the Historic Properties Commission on Monday, September 21, 1987, at 6:00 p.m. in the Board Room of the Education Center, to consider designation of the Charlotte Coca-Cola Bottling Company Plant (the exterior and interior of the original building and the ground upon which it sits) located at 1401-09 West Morehead Street, as historic property.

22. Recommend adoption of a resolution calling for a joint public hearing with the Historic Properties Commission on Monday, September 21, 1987, at 6:00 p.m. in the Board Room of the Education Center, to consider designation of the Thomas Griffith Warehouse Building (the exterior and interior of the building and the actual ground upon which it sits), located at 209 East Seventh Street, as historic property.

23. Recommend adoption of a resolution calling for a joint public hearing with the Historic Properties Commission on Monday, September 21, 1987, at 6:00 p.m. in the Board Room of the Education Center, to consider designation of the Henry M. McAden House (the exterior and interior of the main house and garage/ apartment, and the entire tract of land) located at 920 Granville Road, as historic property.

24. Recommend adoption of a resolution calling for public hearings on Monday, September 21, 1987, at 6:00 p.m. in the Board Room of the Education Center, on Petition Nos. 87-71 through 87-78 for zoning changes.

SCHEDULE OF MEETINGS
August 17-21, 1987

Monday, August 17	DINNER Education Center - Rooms 237-239	5:00 p. m.
	ZONING HEARINGS & DECISIONS Board Room	6:00 p. m.
Wednesday, August 19	TOUR & BRIEFING - Wilkinson Boulevard Revitalization Howard Johnson Wilkinson Blvd./Berryhill Road	8:00 a. m.