AGENDA

Meeting Type:	ZONING
Date:	02/15/1988

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Al Rousso*

John A (Gus) Campbell *Roy Matthews*
Stanley M Campbell *Cyndee Patterson*
Dan Clodfelter *Ella Butler Scarborough*
Charlie S Dannelly *Richard Vinroot*
Gloria Fenning *Velta W Woollen*

Council Agenda

Monday, February 15, 1988

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 to consider designation of the Lambeth-Gossett House, located at 923 Granville Road, Charlotte, North Carolina, including the interior and exterior of the house and garage, and the land upon which they sit, as historic property.

The Historic Properties Commission bases its judgement on the following considerations:

(1) The Lambeth-Gossett House, erected in 1916, is one of Charlotte's finest examples of Bungalow-influenced architecture.

(2) It is one of the older homes in the most imposing section of Myers Park, Charlotte's elegant streetcar suburb that was developed by the Stephens Company and designed by John Nolen and Earle Sumner Draper.

(3) The owners of the house, Charles E. Lambeth, Laura Cannon Lambeth, and Benjamine B. Gossett, have played prominent roles in the civil and business life of Charlotte and its environs.

After several notifications without response, it is assumed that the property owners have no conflicts with historic designation.

The Department Review Process revealed no conflicts between the historic designation and City projects. The North Carolina Division of Archives and History concerns in the proposed designation.

Based on the current assessment and tax rate, the amount of deferrable taxes would be $2,270.84.

Recommend adoption of an ordinance designating the Lambeth-Gossett House and the grounds upon with it sits as historic property.

Attachment No. 1

3. Hearing to consider designation of the Jones-Garibaldi House, located at 223 East Park Avenue, Charlotte, North Carolina, including the interior, exterior and the land upon which it sits, as historic property.

The Historic Properties commission bases its judgement on the following considerations:

(1) The Jones-Garibaldi House, built in 1894, is one of the oldest homes on East Park Avenue, the most prestigious residential district in the oldest portion of Dilworth, Charlotte's first streetcar suburb.

(2) C. Furber Jones (1866-1903), the initial owner, was a prominent business executive in New South Charlotte.

(3) Joseph Garibalid (1864-1939), the second owner, was a leading merchant and civic leader in New South Charlotte.

(4) The house is one of the finer local examples of the Neo-Classical Revival style and was most probably designed by Charles Christian Hook, an architect of local and regional importance.

(5) The house is on a corner lot at the very edge of the residential section of Dilworth and, therefore, occupies a place of substantial importance in terms of the townscape of the neighborhood.

After several notifications without response, it is assumed that the property owner has no conflict with historic designation.

The Department Review Process revealed no conflicts between the historic designation and City projects. The North Carolina Division of Archives and History concurs in the proposed designation.

Based on the current assessment and tax rate, the amount of deferrable taxes would be $1,418.19.

Recommend adoption of an ordinance designating the Jones-Garibaldi House and the grounds upon which it sits as historic property.

Attachment No. 2

4. Hearing on Petition No. 88-17 by Whitner Farms, Inc. for a text amendment to the Zoning Appendix of the City Code, Section No. 3313 - Recognition of Certain Approved Special Use Permits - to extend the amount of time for certain approved SUP's to three years from issuance of SUP; define manner in which 50% construction is determined.

Attachment No. 3

5. Hearing on Petition No. 87-88 by the Charlotte-Mecklenburg Planning commission for a change in zoning from B-1 to UR-C for 6.5 acres located on all four quadrants of the intersection of East Seventh Street and Pecan Avenue/Caswell Road.

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

This hearing was deferred at the December 21, 1987 meeting.

Attachment No. 4-A

6. Hearing on Petition No. 87-89 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-2 to UR-C for approximately 5 acres located along the northwesterly side of Hawthorne Lane extending from East Fourth Street to just beyond East Fifth Street, and 3 parcels located on the southern corner of the intersection of Travis Avenue and East Fifth Street.

This hearing was deferred at the December 21, 1987 meeting.

Attachment No. 4-B

7. Hearing on Petition No. 87-90 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-1, B-2 and O-6 to UR-C for a 2.8 acre site located in the area of the intersection of Hawthorne Lane and East Seventh Street.

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

This hearing was deferred at the December 21, 1987 meeting.

Attachment No. 4-C

8. Hearing on Petition No. 88-11 by First Colony Group, Ltd. for a change in zoning from R-15 to O-6(CD) for a 7.08 acre site located on the north side of Fairview Road approximately 1,250 feet east of Sharon Road.

Attachment No. 5-D

9. Hearing on Petition No. 88-12 by Harlon, Inc. for a change in zoning from R-20MF and R-12MF to R-20MF and an R-20MF Site Plan Amendment for a 29.15 acre site located on the east side of Delta Road across from Wallace Road.

Attachment No. 5-E

10. Hearing on Petition No. 88-13 by Arrowood Limited Partnership for a change in zoning from R-15MF(CD) to B-1SCD and an R-15MF(CD) Site Plan Amendment for a 54.25 acre site located on the westerly side of South Boulevard extending from Old Arrowood Road to south of Arrowood Road relocation.

Attachment No. 5-F

11. Hearing on Petition No. 88-14 by Arrowood Limited Partnership for a change in zoning from R-9, R-12MF(CD) and BD to BP and I-1 for two parcels totaling 58.66 acres located on the west side of South Boulevard between Arrowood Road relocation and Sweden Road.

Attachment No. 5-G

12. Hearing on Petition No. 88-15 by Target Properties, Inc. for a change in zoning from R-6MF to UR-2(CD) for a 15,750 square foot parcel located at 516 East 35th Street on the westerly corner of the intersection of Yadkin Avenue and East 35th Street.

Attachment No. 5-H

13. Hearing on Petition No. 88-16 by Samual S. Williams, P.A. for a change in zoning from R-9MF(CD) to R-9MF for a 1 acre site located on the northerly side of the Norfolk and Southern Railroad right-of-way approximately 1,850 feet west of North Sharon Amity Road just east of Milton Commons.

Attachment No. 5-I

POLICY AGENDA

14. Decision on Petition No. 88-1 by Feld Development Corporation for a Site Plan Amendment to an existing B1-SCD zoning for a 24 acre site bounded by I-77, Tyvola Road Extension, and Nations Ford Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 6-J

15. Decision on Petition No. 88-2 by CNC Centers for a Site Plan Amendment to an existing B-1SCD zoning for a 20± acre site at the intersection of Milton Road, Newell-Hickory Grove Road, and Sharon Amity Road.

The Planning Commission recommends that this petition be approved, as modified.

Attachment No. 6-K

16. Decision on Petition No. 88-3 by Automotive Realty, Inc., for a change in zoning from R-12MF to B-2(CD) for a 4.4 acre tract on the southwesterly side of East Independence Boulevard between Wallace Road and Village Lake Drive.

Councilmember Clodfelter was excused from the public hearing.

The Planning Commission recommends that the petition be approved, as modified.

Attachment No. 6-L

17. Decision on Petition No. 88-4 by Wilmar Leasing, Inc. for a change in zoning from O-6 and R-6MF to B-2(CD) for a .959 acre site located on the southerly side of Washburn Avenue east of Monroe Road.

The Planning commission recommends that the petition be denied.

Attachment No. 6-M

18. Decision on Petition No. 88-5 by Bill and Kathryn Plummer and Lawson Evans for a change in zoning from R-9MF to O-6(CD) for a 1.93 acre site located on the northerly side of Monroe Road between Shade Valley Road and Eaton Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 6-N

19. Decision on Petition No. 88-7 by James P. Hammond, Jr. for a change in zoning from B-2 and I-1(CD) to I-1(CD) and I-1(CD) Site Plan Amendment for 1.16 acres bounded by I-85, Odum Avenue and Darby Avenue.

The Planning Commission recommends that the petition be approved.

Attachment No. 6-O

20. Decision on Petition No. 88-8 by Trenton Properties, Inc for a change in zoning from R-6 and I-2 to R-9MF(CD) for a 11.19 acre site located on the southerly side of South Hoskins Road at Gossett Avenue (Hoskins Mill).

The Planning Commission recommends that the petition be approved.

Attachment No. 6-P

21. Decision on Petition No. 87-94 by Roger and Connie Green for a change in zoning from R-9 to O-6(CD) for a 19,000+ square foot lot located at 2701 Ashley Road, on the southeasterly corner of the intersection of Ashley Road and Lumina Avenue.

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

The Planning Commission recommends that the petition be denied.

Attachment No. 6-Q

22. Recommend adoption of resolution calling for public hearings on Wednesday, March 23, 1988, at 6:00 p.m., in the Board Room of the Education Center, on Petition Nos. 88-18 through 88-24 for zoning changes.

23. Recommend adoption of resolution calling for a public hearing on Wednesday, March 23, 1988, at 6:00 p.m., in the Board Room of the Education Center, for revisions to the Floodway Ordinance.

24. Recommend adoption of resolution calling for a public hearing on Wednesday, March 23, 1988, by City Council and the Historic Properties Commission, on the designation of the Thad A. Adams House and the land associated therewith as historic property.