AGENDA

Meeting Type:	Z
Date:	11/16/98

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

Rod Autrey
Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Al Rousso
Tim Sellers
Sara Spencer

OFFICE COPY

Council Agenda

Monday, November 16, 1998

5:00 p.m. - Council-Manager Dinner
Meeting Chamber Conference Room

6:00 p.m. - ZONING HEARINGS
Meeting Chamber

ITEM NO.

PUBLIC HEARINGS

1. (98-42) Hearing on Petition No. 98-42 by Ms. Pat Pollard, 2112 East 7th Street, LLC for a change in zoning for approximately 0.4 acres located on the south side of East 7th Street between Clarice Avenue and Ridgeway Avenue from R-22MF to NS.

   This petition was deferred for 30 days on May 18, 1998, for three months on June 15, 1998, 30 days on September 23, 1998, and 30 days on October 21, 1998.

   A protest petition has been filed and is sufficient to invoke the 3/4 rule.

   Attachment No. 1

2. (98-100) Hearing on Petition No. 98-100 by Flautt, Inc. for a change in zoning for approximately 11.6 acres located on the east side of U. S. 29 and south of Mallard Creek Church Road from B-1 and INST to O-1(CD) and B-1(CD).

   Attachment No. 2

3. (98-102) Hearing on Petition No. 98-102 by James G. Gerrard, Thomas M. Gerrard and Mary Anne G. Pittmon for a change in zoning for approximately 1.18 acres located on the northeast corner of Johnson Street and Seaboard Street from I-1 to I-2.

Attachment No. 3

4. (98-106) Hearing on Petition No. 98-106 by Kent G. Winslow, City of Charlotte and Charlotte Housing Authority for a change in zoning for approximately 4 acres located on the east side of North Davidson Street between E. Fifth Street and East Sixth Street from UR-2 to MUDD.

Attachment No. 4

5. (98-107) Hearing on Petition No. 98-107 by Sharon Towers (The Presbyterian Home at Charlotte, Inc.) for a change in zoning for approximately .055 acres located on the west side of Sharon Road at the intersection with Sharon View Road from R-3 to INST(CD).

Attachment No. 5

6. (98-109) Hearing on Petition No. 98-109 by Sedgewood Heights, LLC for a change in zoning for approximately 10 acres located on the westerly corner of South Wendover Road and Randolph Road from R-3 to MX-1.

A protest petition has been filed.

Attachment No. 6

DECISIONS

7. (98-54) Decision on Petition No. 98-54 to consider a text amendment to the City of Charlotte Zoning Ordinance to create the Airport Noise Disclosure Overlay District.

This petition was deferred for 60 days on July 20, 1998, 30 days on September 23, 1998 and 30 days on October 21, 1998.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 7

8. (98-55) Decision on Petition No. 98-55 SUB to consider a text amendment to the City of Charlotte Subdivision Ordinance to implement the notification requirements of the Airport Noise

Disclosure Overlay District.

This petition was deferred for 60 days on July 20, 1998, 30 days on September 23, 1998 and 30 days on October 21, 1998.

The Zoning Committee voted to recommend approval of this petition.

Attachment No. 8

9. (98-56) Decision on Petition No. 98-56 by T. J. Orr, Aviation Director, for a change in zoning for approximately 7,925 acres surrounding Charlotte/Douglas Airport to establish the boundaries of the Airport Noise Disclosure Overlay District.

A protest petition has been filed but is not sufficient to invoke the 3/4 rule.

This petition was deferred for 60 days on July 20, 1998, 30 days on September 23, 1998 and 30 days on October 21, 1998.

The Zoning Committee voted to recommend approval of this petition.

Attachment No. 9

10. (98-60) Decision on Petition No. 98-60 by The Everett Company LLC for a change in zoning for approximately 3.0 acres located on the southeast corner of Woodlawn Road and Fairbluff Place from R-4 to R-8MF(CD)

This petition was deferred for 60 days on July 20, 1998, 30 days on September 23, 1998 and 30 days on October 21, 1998.

The Zoning Committee voted to recommend approval of this petition, with the following modifications:

- The number of townhouse units is reduced from 30 to 24 with a reduction in the mass of the buildings (e.g. one 11-unit building has been replaced with two 4-unit buildings)
- The requested zoning classification is amended from R-12MF(CD) to R-8MF(CD).
- Several additional notes have been added to the site plan. Those notes address details such as construction materials, preservation of existing trees, the installation of a meandering sidewalk, and similar detailed design considerations.

Attachment No. 10

11. (98-85) Decision on Petition No. 98-85 by Llewellyn and Linda Scott for a change in zoning for approximately .79 acres located on the north side of Little Rock Road between Manderly Lane and Tuckaseegee Road from R-3 to R-12MF(CD).

The petition was deferred for 30 days on October 21, 1998.

Zoning Committee voted to recommend a two month deferral of this petition.

Attachment 11

12. (98-89) Decision on Petition No. 98-89 by 719, LLC (Maura Leahy-Tucker) for a change in zoning for approximately 7.3 acres located on the southeast corner of Sardis Road and Boyce Road from R-3 to R-8MF(CD).

A protest petition has been filed and is sufficient to invoke the 3/4 rule.

Zoning Committee voted to recommend a one month deferral of this petition.

Attachment No. 12

13. (98-90) Decision on Petition No. 98-90 by Diamond Oak Development, Inc. for a change in zoning for approximately 18.4 acres located on the east side of Kilborne Drive and north of Downing Street from R-4 to R-5(CD).

A protest petition has been filed and is sufficient to invoke the 3/4 rule.

Zoning Committee voted to recommend approval of this petition, with the following modifications:

- The petitioner will dedicate a 50-foot drainage easement along the length of the northern property boundary.
- The proposed 20-foot buffer along the southern property line and eastern property line is revised to undisturbed common open space. The remainder of the common open space shall likewise be undisturbed except for required drainage improvements and passive recreation features.

Attachment No. 13

14. (98-91) Decision on Petition No. 98-91 by The Hanover Company for a change in zoning for approximately 22 acres located on the northwest corner of East W. T. Harris Boulevard and Old Concord Road from R-3 to R-17MF(CD).

Zoning Committee voted to recommend a one month deferral of this petition

Attachment No. 14

15. (98-93) Decision on Petition No. 98-93 by First Colony Group, Ltd. for a change in zoning for approximately 31.4 acres located south of Elder Avenue and east of Silabert Avenue from I-1 to R-8MF(CD).

Zoning Committee voted to recommend approval of this petition.

Attachment No. 15

16. (98-95) Decision on Petition No. 98-95 by Bruce Keith Design, Inc. for a change in zoning for approximately 1.3 acres located on the west side of Park Road and north of Quail Hill Road from R-3 and R-8(CD).

A protest petition has been filed and is sufficient to invoke the 3/4 rule.

Zoning Committee voted to recommend a one month deferral of this petition.

Attachment No. 16

17. (98-96) Decision on Petition No. 98-96 by G. Patrick Hunter, Jr., C. Brian Speas, and G. Patrick Hunter, III. for a change in zoning for approximately 0.88 acres located on the west side of Barclay Downs Road and the south side of Scofield Road from R-3 and O-1 to R-12MF(CD).

Zoning Committee voted to recommend approval of this petition, with the following modification:

- Setbacks and yards will be correctly labeled on the site plan.

Attachment No. 17

18. (98-97) Decision on Petition No. 98-97 by Childress Klein Properties Inc. for a change in zoning for approximately 2.8 acres located on the northwest corner of South Boulevard and East Park Avenue from B-1 to MUDD(CD).

Zoning Committee voted to recommend a one month deferral of this petition.

Attachment No. 18

19. (98-98) Decision on Petition No. 98-98 by Grubb Properties, Inc. for a change in zoning for approximately 7.12 acres located on the northeast corner of Randolph Road and Wendover Road from R-3 to R-12MF(CD).

Zoning Committee voted to recommend approval of this petition, with the following modifications:

- The site will provide storm water detention for the 2, 10, 25, 50 and 100-year storm events while limiting peak flows to pre-development levels.

- Petitioner agrees to allow the City to construct sidewalks eight feet behind the curb on Wendover Road and as far back from the curb as possible along Randolph Road and will grant sidewalk easements for those improvements if necessary.

- Petitioner will dedicate 50 feet of right-of-way from the centerline of Wendover Road prior to the issuance of certificates of occupancy.

Attachment No. 19

20. (98-99) Decision on Petition No. 98-99 by New Horizon Hospitality, LLC for a change in zoning for approximately 10.7 acres located on the north side of Interstate 85 and west of Sloan Drive from B-2(CD) to O-1(CD).

Zoning Committee voted to recommend approval of this petition.

Attachment No. 20

21. (98-101) Decision on Petition No. 98-101 by City of Charlotte for a change in zoning for approximately 150 acres located on the northeast and southeast corners of the interchange of Billy Graham Parkway and West Tyvola Road from R-22MF, B-1 and I-1(CD) to R-22MF, B-1 and I-1(CD).

Zoning Committee voted to recommend approval of this petition.

Attachment No. 21

22. Resolution calling for public hearings on Monday, December 21, 1998 at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center for Petitions Nos. 98-94, 98-108, 98-112, 98-115, 98-117, 98-118, 98-119, 98-120, 98-121, 98-122, 98-123, 98-124, 98-125, and 98-126.