AGENDA

Meeting Type:	B
Date:	08/19/1985

City of Charlotte, City Clerk's Office

Charlotte

IN MEETING ON AUGUST 19, 1985

4:00 P.M. - City Council/Planning Commission,
2005 Follow-up Work Session and Dinner.
Rooms 237-239

6:00 P.M. - ZONING HEARINGS
Board Room, Education Center

ITEM NO.

1. Invocation.

PUBLIC HEARINGS

2. Hearing to consider designation of the "Old Alpha Cotton Mill", located 311 East Twelfth Street, Charlotte, North Carolina, (the exterior and interior of the 1888-89 Mill Building, of the 1901 Mill Building, and of the Cotton Warehouse Building, e.g. early weight-bearing walls, floors, and roofing system, the aforesaid property being more specifically depicted with the jagged inked lines on the attached map, and the actual ground upon which the buildings sit) as historic property.

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

(1) The Old Alpha Cotton Mill, erected in 1888-89, was one of the first cotton mills in Charlotte and assisted in creating the momentum which transformed Charlotte into one of the leading textile manufacturing centers in the United States.

council agenda

Mayor Harvey B Gantt Mayor Pro Tem Minette Conrad Trosch

Charlie S Dannelly
Laura Page Frech
Ann Hammond
Paul Francis Juneau
Ron Leeper
Sue Myrick
Pamella G Patterson
Herbert Spaugh, Jr
Richard Vinroot
Velva W Woollen

(2) The Old Alpha Cotton Mill is the earliest extant mill complex in Charlotte which was constructed by the D. A. Tompkins Company and which introduced installment plan capital creation in the textile industry of Charlotte.

The property owner fully supports the historic designation. The Department Review Process reveals no conflict between the historic designation and City projects.

Recommend adoption of an ordinance designating the "Old Alpha Cotton Mill" and the actual ground upon which it sits as "historic property".

Attachment No. 1

3. Hearing to consider designation of the "Old Charlotte Cotton Mills", located 508 West 5th Street, Charlotte, North Carolina, (the exterior of the building, the original or early elements of the interior of the buildings, e.g. early weight-bearing walls, floors, roofing system, and the actual grounds upon which the buildings sits) as historic property.

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

(1) The Charlotte Cotton Mills, erected in 1880-81, was the first cotton mill situated in the City of Charlotte.

(2) The Charlotte Cotton Mills set into motion a series of forces which made Charlotte a leading center of textile manufacturing in the United States.

(3) R. M. Oates, the principal founder of the Charlotte Cotton Mills, was a leading business figure in this community.

There is no written statement from the property owner indicating whether they support or oppose the prospective designation. The Department Review Process revealed no conflicts between the historic designation and City projects.

Recommend adoption of an ordinance designating the "Old Charlotte Cotton Mills" and the actual grounds upon which it sits as historic property.

Attachment No. 2

4. Hearing to consider designation of the "C. C. Coddington House", located 1122 East Morehead Street, Charlotte, North Carolina (the exterior and interior of the main house, the exterior and interior of the garage apartment, and the front yard of the main house) as historic property.

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

(1) The C. C. Coddington House, completed in 1917-18, was designed by William H. Peeps (1868-1950), an architect of regional significance.

(2) C. C. Coddington (1878-1928), the original owner, was a leading businessman in Charlotte, both as a distributor for Buick automobiles and owner of Radio Station WBT.

(3) The C. C. Coddington House is one of the few early twentieth-century homes to survive on East Morehead Street, one of the grand boulevards of Dilworth.

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.

Recommend adoption of an ordinance designating the "C. C. Coddington House" as historic property.

Attachment No. 3

5. Hearing on Petition No. 85-52 by Providence Park Offices Association (a North Carolina General Partnership) for a change in zoning from R-15 to O-15(CD) for a 5.09 acre site located at the northeast side of Providence Road from Westbury Road, 650 feet in the direction of Sharon Amity Road.

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.

Attachment No. 4-A

6. Hearing on Petition No. 85-53 by Samuel Lerner for a change in zoning from R9-MF to O6-CD for 131,581.4 square feet at 5007 Monroe Road.

Attachment No. 4-B

7. Hearing on Petition No. 85-54 by Meredith D. Stoever for a change in zoning from O-15 and B-1(SCD) to B-1(SCD) and B-1(SCD) Site Plan Amendment for a 9.6 acre site located southwest corner of Sharon Amity Road and Milton Road.

Attachment No. 4-C

8. Hearing on Petition No. 85-55 by Henry Devon Purser for a change in zoning from O-6 to B-2 for a 14,040 square foot site at 1536 St. George Street.

Attachment No. 4-D

9. Hearing on Petition No. 85-56 by Kinder-Care Learning Centers, Inc. for a change in zoning from I-1 to B-1 for a 0.759 acre site located at 9500 Monroe Road.

Attachment No. 4-E

10. Hearing on Petition No. 85-57 by Charlotte-Mecklenburg Planning Commission to add a new section, No. 3402 Business Park District, to the City Code, to provide a new, employment based, mixed use district with increase performance standards; a 2-step approval process which includes rezoning and an administrative site plan review.

Attachment No. 4-F

11. Hearing on Petition No. 85-58 by the Charlotte-Mecklenburg Planning Commission to add a new section, No. 1019 Transfer of Right-of-way Development Rights, to the City Code, to provide for a method of computation for the development rights within certain dedicated rights-of-way; in conjunction with the Street Classification Amendments to the Subdivision Ordinance.

Attachment No. 4-G

12. Hearing on Petition No. 85-59, by the Charlotte-Mecklenburg Planning Commission, amending sections 3053 and 3054 of City Code, by adding 3 new paragraphs to clarify the potential obligation to preserve public street right-of-way and to clarify the relationship between the standards in the UMUD that may be modified in the UMUD-O.

Attachment No. 4-H

13. Hearing on Petition No. SUB 85-1 by the Charlotte-Mecklenburg Planning Commission amending Chapter 20, Articles I and II (Subdivision Regulations) of the Code of the City of Charlotte to implement the policies of the adopted Street Classification System including definitions, right-of-way standards, improvement responsibility, and development rights transfer from certain dedicated rights-of-way.

Attachment No. 5

BUSINESS AGENDA

14. Consider request from J. D. Sims & Company that seeks to have a public hearing on a site that was considered for rezoning within the last two years.

Attached is the recommendation of the Planning Commission and other related materials.

Attachment No. 6

POLICY AGENDA

15. Decision on Petition No. 85-36 by Jim Harris Auto Sales, Inc. for a change in zoning from B-1 to B-2 for a 1.2 acre site at the northeast corner of Albemarle Road and Harrisburg Road.

The Planning Commission recommends that the petition be denied.

Attachment No. 7-I

16. Decision on Petition No. 85-43 by Zaremba Communities of North Carolina, Inc. for a change in zoning from R-15 to R-20MF for a 10.6 acre site at 6612 and 6618 Sardis Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-J

17. Decision on Petition No. 85-44 by Charlotte Hotel Limited Partnership for a change in zoning from B-1 and O-15(CD) to B-1(CD) and site plan amendment for O-15(CD) for a 14.4 acre site at Billy Graham Parkway and York Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-K

18. Decision on Petition No. 85-45 by Carol Ambros and others for a change in zoning from R-9MF and R-6MF to R-9 and R-6 on an 11 acre site located along the east side of Park Road bounded by Hillside Avenue, Haven Drive and Reece Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-L

19. Decision on Petition No. 85-46 by The Walsh Corporation for a change in zoning from R-12 to R-20MF and an R-20MF site plan amendment for a 41+ acre site along the east side of Delta Road North of Albemarle Road.

A protest petition has been filed and found NOT 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 approved.

Attachment No. 7-M

20. Decision on Petition No. 85-47 by the Park Road Shopping Center/The Walsh Corporation for a change in zoning from R-20MF to R-12MF(CD) for a 5.8 acre site along the east side of Delta Road north of Albemarle Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-N

21. Decision on Petition No. 85-48 by Capital Reserve Corporation for a change in zoning from R-20MF to R-20MF site plan amendment for a 22.3 acre site along the west side of Delta Road north of Albemarle Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-O

22. Decision on Petition No. 85-49 by Faison Associates for a change in zoning from R-9 to B-D(CD) for a 40.986 acre site south of Arrowood Road and east of I-77.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-P

23. Decision on Petition No. 85-34 by American Medical Financial Corporation for a change in zoning from R-9MF to B-1(CD) for a 2.3 acre site north of I-85 between Sloan Drive and Mulberry Chruch Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 8

24. Recommend adoption of a resolution calling for a public hearing on Monday, September 16, 1985, by City Council and the Historic Properties Commission concerning the designation of the "Thomas Trotter Building" and land upon with the building sits as historic property.

25. Recommend adoption of resolution calling for a public hearing on Monday, September 16, 1985, at 6:00 p.m., in the Board Room of the Education Center, on Petition Nos. 85-60 to 85-68 for zoning changes.

- PENDING MATTERS -

In meeting on Monday, September 9, 1985, City Council will make nominations for appointment to the following

(1) Specialized Transportation Advisory Committee - Terms of the two Council appointees expire September 30. Both are eligible for reappointment. Terms are for two years.

(2) Sister Cities Committee - Barbara Smith has resigned from the Committee. Appointment will be made to fill her unexpired term which ends April 5, 1986.

- SCHEDULE OF MEETINGS -
August 19 - September 6, 1985

Monday, August 19	DINNER & WORK SESSION ON 2005 PLAN Rooms 237-239 - Education Center	4 00 p. m.
	ZONING HEARINGS & DECISIONS Board Room	6·00 p. m.
Friday, August 23	FILING DEADLINE - MAYOR/CITY COUNCIL RACE	12:00 Noon
Monday, August 26	SPECIAL COUNCIL MEETING - Approval of bond order, 54" Water Main, & Setting of Public Hearing SPECIAL USE PERMIT HEARING Council Chamber, City Hall	6:00 p. m.
Monday, September 2	LABOR DAY HOLIDAY - City Offices Closed	

ADDENDUM

Decision on Petition No 85-2 by Andrew J. Beall and Brunson M. Sally, Jr. for a change in zoning from R-15 to R-15MF(CD) for a 10.6 acre site at 6612 and 6618 Sardis Road

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

The Planning Commission recommends that the petition be denied.

Decision on this petition was deferred at the April 15, 1985 meeting pending the submission of a new Petition No. 85-43, which is on your agenda today for decision Approval of Petition No. 85-43 will render Petition No 85-2 moot

Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte, North Carolina 28202
704/336-2395

Meetings in August '85

AUGUST 1 - AUGUST 2

1	Thursday, 7 30 a m	GOVERNMENTAL CENTER WALKWAY COMMITTEE - County Office Building, 4th Floor Conference Room
2	Friday, 12 Noon	FILING OPENS FOR MAYOR & CITY COUNCIL - Elections Board, 710 E 4th St

THE WEEK OF AUGUST 4 - AUGUST 10

6	Tuesday, 12 Noon	SPECIAL CITY COUNCIL MEETING - City Hall Annex, Training Center
	Tuesday, 6 00 p m	PARKS ADVISORY COMMITTEE - West Charlotte Recreation Center, 2400 Kendall Drive
	Tuesday, 6 45 p m.	PLANNING COMMISSION/Implementation Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Tuesday, 7 30 p.m	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
	Tuesday, 7 30 p m	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
7	Wednesday, 7 00 a.m	PLANNING COMMISSION (2005 Plan Discussion,East Area) - Cameron-Brown Bldg , 1st Floor Conference Room
8	Thursday, 10 00 a m	ECONOMIC DEVELOPMENT STUDY COMMISSION - Cameron-Brown Bldg , 5th Floor Conference Room

THE WEEK OF AUGUST 11 - AUGUST 17

12	Monday, 7 30 a.m	PLANNING COMMISSION/2005 Advisory Task Force - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 11 00 a.m.	PLANNING COMMISSION (2005 Plan Discussion, South Area) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 11 30 a m	GROUNDBREAKING CEREMONIES FOR NEW COLISEUM - Coliseum Site, Billy Graham Parkway (Parking at Charlotte Regional Farmers' Market)
	Monday, 2 00 p m	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m	COUNCIL MEETING - City Hall, Council Chamber
13	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 4 00 p m.	CITY COUNCIL (2005 Workshop) - Cameron-Brown Bldg , 1st Floor Conference Room
14	Wednesday, 7 00 a m	PLANNING COMMISSION (2005 Plan Discussion,Southwest Area) - Cameron-Brown Bldg , 1st Floor Conference Room
	Wednesday, 8 30 a.m.	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 9 30 a m	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
	Wednesday, 1 30 p m	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
	Wednesday, 4 00 p m	CITY COUNCIL (2005 Workshop) - Cameron-Brown Bldg , 1st Floor Conference Room

(Continued)

15	Thursday, 8 00 a.m	CLEAN CITY COMMITTEE - Cameron-Brown Building, 5th Floor Conference Room
	Thursday, 4 00 p m.	CITY COUNCIL (2005 Workshop) - Cameron-Brown Bldg , 1st Floor Conference Room
	Thursday, 7 30 p m	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road

THE WEEK OF AUGUST 18 - AUGUST 24

19	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - Education Center, Rooms 237-239
	Monday, 6 00 p m	CITY COUNCIL MEETING (Zoning Hearings) - Education Center, Board Room
20	Tuesday, 7 30 a m	PLANNING COMMISSION/2005 Advisory Task Force - Cameron-Brown Bldg , 1st Floor Conference Room
	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - County Office Bldg., Commissioners' Conference Room
	Tuesday, 2 00 p m.	HOUSING AUTHORITY - Administrative Offices, 1301 South Boulevard
	Tuesday, 7 30 p m.	PLANNING COMMISSION (Interest Group Briefing on 2005 Plan) - Metro Center, 700 E 2nd St., Multi-Purpose Room
23	Friday, 12 Noon	FILING CLOSES FOR MAYOR & CITY COUNCIL - Elections Board, 710 E 4th St

THE WEEK OF AUGUST 25 - AUUGST 31

26	Monday, 4 00 p m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 6 00 p.m.	SPECIAL USE PERMIT HEARING - City Hall, Council Chamber
27	Tuesday, 3 00 p.m	COMMUNITY FACILITIES COMMITTEE - Utility Dept , 5100 Brookshire Blvd
	Tuesday, 4 30 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room
28	Wednesdy, 7 00 a m.	PLANNING COMMISSION (2005 Plan-Committee Meeting Briefing) - Cameron-Brown Bldg., 1st Floor Conference Room