AGENDA

Meeting Type	B
Date:	01-21-1985

City of Charlotte, City Clerk's Office

Charlotte

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

Meetings in January '85

JANUARY 1 - JANUARY 5

1	Tuesday	NEWS YEAR'S DAY. City Holiday All City Government Offices Closed
2	Wednesday, 7 30 p.m	PLANNING COMMISSION - Cameron-Brown Bldg., 1st Floor Conference Room
3	Thursday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room

THE WEEK OF JANUARY 6 - JANUARY 12

7	Monday, 4 00 p.m.	MAYOR & CITY COUNCIL CIP WORKSHOP - City Hall Annex, Training Center
	Monday, 7 30 p m.	PLANNING COMMISSION (2005 Plan Update) - Cameron-Brown Bldg , 1st Floor Conference Room
8	Tuesday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg , 1st Floor Conference Room
	Tuesday, 9 00 a.m	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 4 00 p.m.	CITY COUNCIL/EXECUTIVE SESSION(Performance Appraisal Discussion) - City Hall, 2nd Floor Conference Room
	Tuesday, 4 30 p.m	COMMUNITY RELATIONS COMMITTEE/Education Subcommittee - Executive Bldg., 623 E. Trade St.
	Tuesday, 5 00 p.m.	CITY COUNCIL WORKSHOP (Coliseum Project) - City Hall Annex, Training Center
	Tuesday, 6 00 p m	PARKS ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
	Wednesday, 8 00 a m.	PRIVATE INDUSTRY COUNCIL - Chamber of Commerce, Action Room A
9	Wednesday, 3 00 p m.	CITIZENS ADVISORY COUNCIL FOR HAZARDOUS CHEMICALS - City Hall Annex, Fire Dept., 3rd Floor Conference Room
	Wednesday, 4 00 p.m.	CAPITAL NEEDS COMMITTEE/Citizens Committee - Education Center, 2nd Floor Conference Room
	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE/Hire-A-Kid Subcommittee - Executive Bldg , 623 E. Trade St.
	Wednesday, 5 00 p.m.	CAPITAL NEEDS COMMITTEE/Elected Officals Committee - Education Center, 2nd Floor Conference Room
	Wednesday, 7 00 p.m.	CHARLOTTE-MECKLENBURG YOUTH INVOLVEMENT COUNCIL-City Hall, Council Chamber
	Wednesday, 7 30 p.m	HISTORIC PROPERTIES COMMISSION - City Hall, Second Floor Conference Room
10	Thursday, 8 00 a.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Thursday, 7 00 p.m	PLANNING COMMISSION (Derita Small Area Plan Work Session) - Cameron-Brown Bldg., 1st Floor Conference Room

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THE WEEK OF JANUARY 13 - JANUARY 19

14	Monday, 8 00 a m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 5 00 p.m	COUNCIL/MANAGER DINNER (York Road Park Presentation) - Piedmont Middle School, 1241 E 10th St.
	Monday, 7 00 p.m.	CITIZENS HEARING - Piedmont Middle School, 1241 E. 10th St.
	Monday, 7 30 p m	CITY COUNCIL MEETING - Piedmont Middle School, 1241 E. 10th St.
15	Tuesday	MARTIN LUTHER KING'S BIRTHDAY City Holiday All City Government Offices closed.
15	Tuesday, 11 00 a.m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center Conference Room
16	Wednesday, 8 00 a.m	CHARLOTTE CLEAN CITY COMMITTEE - Cameron-Brown Bldg., 5th 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, 2 00 p.m.	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept. of Transportation Conference Room
	Wednesday, 7 00 p.m.	METROPOLITAN PLANNING ORGANIZATION - City Hall Annex, Dept. of Transportation Conference Room
	Wednesday, 7 00 p.m.	CHARLOTTE-MECKLENBURG YOUTH INVOLVEMENT COUNCIL-City Hall, Council Chamber
17	Thursday, 8 00 a.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 9 00 a.m.	CIVIL SERVICE BOARD (Hearing) - City Hall, Council Chamber

THE WEEK OF JANUARY 20 - JANUARY 26

21	Monday, 6 00 p.m.	CITY COUNCIL MEETING (Zoning Hearings) - Education Center, Board Room
22	Tuesday, 2 00 p.m.	HOUSING AUTHORITY - Administrative Offices, 1301 South Boulevard
	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Charlotte-Mecklenburg Utility Department, 5100 Brookshire Blvd.
23	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 East Morehead Street
	Wednesday, 7 00 p m.	CHARLOTTE-MECKLENBURG YOUTH INVOLVEMENT COUNCIL-City Hall, Council Chamber
	Wednesday, 7 30 p.m.	PLANNING COMMISSION/Air Quality Committee - Cameron-Brown Bldg , 1st Floor Conference Room
24	Thursday, 4 00 p.m.	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg , 1st Floor Conference Room
25	Friday, 7 30 a.m.	LEGISLATIVE DELEGATION BREAKFAST - Convention Center, VIP Room B

JANUARY 27 - JANUARY 31

28	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON (N C. Housing Finance Agency Presentation) - City Hall Annex, Training Center
	Monday, 2 30 p.m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m.	CITY COUNCIL MEETING - City Hall, Council Chamber
	Monday, 4 00 p.m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 7 30 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
30	Wednesday, 7 00 p.m.	CHARLOTTE-MECKLENBURG YOUTH INVOLVEMENT COUNCIL-City Hall, Council Chamber
31	Thursday, 8 00 a.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room

Charlotte

IN MEETING ON JANUARY 21, 1985

5:00 p.m. - City Council/Planning Commission
Dinner
West Morehead Area - Economic Analysis
and Special Project Plan
Rooms 237-239

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

ITEM NO.

1. Invocation by the Reverend Jerry W. Tow of Oakdale Church of God.

PUBLIC HEARINGS

2. Hearing to consider designation of the property known as the Dr. George E. Davis house, including the exterior and interior of the house and a parcel of land running from the intersection of Campus and Dixon Streets, ninety feet along Campus Street and ninety feet along Dixon Street, and continuing perpendicular to the respective streets to a point of intersection, as historic property, said property being a portion of a lot located at 301 Campus Street.

The Charlotte-Mecklenburg Planning Commission has proposed the designation, and the North Carolina Division of Archives and History concurs in the proposed designation as historic property.

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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

The Historic Properties Commission bases its judgement on the following considerations

(1) Dr. George E. Davis (1862-1959), a graduate of Biddle Institute (now Johnson C. Smith University) and Howard University, was a figure of seminal importance in the history of black education in Charlotte-Mecklenburg and North Carolina, as the first black professor at Biddle Institute, as Dean of the Faculty, and as North Carolina state agent for the Rosenwald Fund.

(2) Dr. George E. Davis was a successful and adroit black businessman in Charlotte at the turn of the century, especially in real estate activities.

(3) The Dr. George E. Davis House, erected in the 1890's, is, in the opinion of Mr. Thomas W. Hanchett, the most imposing example of pre-World War II black residential architecture in the City of Charlotte.

After several notifications without response, it is assumed that the property owner has no conflict with historic designation. This property is tax exempt. The Department Review Process reveals no conflict between the historic designation and City projects.

Recommend adoption of an ordinance designating the property known as the Dr. George E. Davis House, including the exterior and interior of the house and a parcel of land running from the intersection of Campus and Dixon Streets, ninety feet along Campus Street and ninety feet along Dixon Street, and continuing perpendicular to the respective streets to a point of intersection, as historic property, said property being a portion of a lot located at 301 Campus Street.

Attachment No. 1

3. Hearing to consider designation of the property known as the Ratcliffe Florist Shop, located at 431 South Tryon Street, specifically the exterior and the interior of the building and the land upon which the building sits, as historic property.

The Charlotte-Mecklenburg Historic Properties Commission has proposed the designation, and the North Carolina Division of Archives and History concurs in the proposed designation as historic property.

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

(1) The Ratcliffe Florist Shop, completed in 1929, is a strikingly well-preserved example of early 20th Century commercial architecture.

(2) The architect of the Ratcliffe Florist Shop was William H. Peepers (1868-1950), an architect of local and regional significance.

(3) The Ratcliffe Florist Shop is the best example of the Mediterranean Revival Style of architecture in Charlotte, North Carolina.

(4) Louis G. Ratcliffe (1893-1961), the founder of the company, was a prominent figure in community affairs.

(5) The Ratcliffe family continues to operate the business from this location.

After several notifications without response, it is assumed that the property owner has no conflict with historic designation. Based on the current assessment and tax rate, the amount of deferrable taxes would be $635.94. The Department Review Process reveals no conflit with the historic designation and City projects.

Recommend adoption of an ordinance designating the property known as the Ratcliffe Florist Shop, located at 431 South Tryon Street, specifically, the exterior and interior of the building and the land upon with the buildings sits, as historic property.

Attachment No. 2

4. Hearing to consider designation of the property known as the George Stephens House, located at 821 Harvard Place, including the exterior of the house and the front yard, as historic property.

The Charlotte-Mecklenburg Properties Commission has proposed the designation, and the North Carolina Division of Archives and history concurs in the proposed designation as historic property.

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

(1) The initial owner of the house, George Stephens (1873-1946), was a seminal figure in the development of Charlotte in the early 20th Century, being a co-founder of the Piedmont Realty Company, a founder of the Southern States Trust Company, later the American Trust Company, and founder and president of the Stephens Company, developers of Myers Park.

(2) The probable architect of the George Stephens House was L. L. Hunter (1882-1925), who designed such important local landmarks as the F. O. Hawley House (923 Elizabeth Avenue) and the Carnegie Library on the campus of Johnson C. Smith University.

(3) The George Stephens House, erected c. 1915-16, occupies a pivotal place in terms of the Myers Park townscape and is one of the older houses in the suburb.

(4) The George Stephens House is an interesting local example of a sophisticated blending of Bungalow and Colonial Revival motifs.

The property owner fully supports the historic designation. Based on the current assessment and tax rate, the amount of deferrable taxes would be $567.05. The Department Review Process reveals no conflict between the historic designation and City projects.

Recommend adoption of an ordinance designating the property known as the George Stephens House, located at 821 Harvard Place, including the exterior of the house and front yard, as historic property.

Attachment No. 3

5. Hearing on Petition No. 85-1 by John Crosland Company for a change in zoning from R-15 to R-15MF(CD) for a 12.36 acre site fronting along the southeasterly side of Sharon Amity Road near Castleton Road.

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

Attachment No. 4-A

6. Hearing on Petition No. 85-2 by Andrew J. Beall and Brunson M. Salley Jr. for a change in zoning from R-15 to R-15MF(CD) for a 9.9± acre site located along the southwesterly side of Sardis Road at 6612 & 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.

Attachment No. 4-B

7. Hearing on Petition No. 85-3 by the Elizabeth Community Association for a change in zoning from O-6 to R-6MF for an area along both sides of Sunnyside Avenue from Independence Boulevard to Louise Avenue.

Attachment No. 4-C

8. Hearing on Petition No. 85-4 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 to U-MUD for an area bounded to the east by the Southern Railroad overpass, to the south by the Fourth St. Connector and W. Fourth St., to the west by I-77, and to the north the property fronting along W. Fifth St.

Attachment No. 4-D

9. Hearing on Petition No. 85-5 by Mr. and Mrs. Virgil R. Williams for a change in zoning from R-6MF to R-6MF(CD) for a 8.4 acre site on Wyaroke Avenue in the Chantilly neighborhood.

Attachment No. 4-E

10. Hearing on Petition No. 85-6 by Millbrook Village Associates for a site plan amendment to an already existing B-2(CD) for a 4.97± acre site located on Jeremiah Avenue between South Tryon Street and I-77.

Attachment No. 4-F

11. Hearing on Petition No. 85-7 by the Adam's Mark Hotel Charlotte Corporation for a text amendment to the Zoning Ordinance regarding signs permitted without limitation.

Attachment No. 4-G

12. Hearing on Petition No. 85-8 by the Charlotte City Council for a text amendment to the Zoning Ordinance regarding the computation of density.

Attachment No. 4-H

POLICY AGENDA

13. Decision on Petition No. 84-47 by the Chantilly Neighborhood Association for a change in zoning from R-6MF to R-6 for an 8.4 acre site located at the end of Wyanoke Avenue and west of Briar Creek in the Chantilly Neighborhood.

A protest petition has been filed and found insufficient to invoke the three-fourths rule requiring nine affirmative votes of the Mayor and Councilmembers in order to rezone the property.

The Planning Commission recommends that the petition be approved.

Attachment No. 5

14. Decision on Petition No. 84-76 by Sardis Road North Associates, Ltd. for a change in zoning from B-D & I-1 to B-1SCD for a 35± acre site located on the southwest side of Independence Boulevard near Hayden Way.

The Planning Commission recommends that the petition be approved.

Attachment No. 6-I

15. Decision on Petition No. 84-86 by Paragon Group for a change in zoning from R-15 to R-15MF(CD) for a 44± acre site along the west side of Old Providence Road, at its intersection with Providence Road.

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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.

Attachment No. 6-J

16. Decision on Petition No. 84-87 by Valenstein Development Corporation for a change in zoning from R-6 to R-6MF(CD) for a 3.11 acre site along the unopened section of South Winthrop Avenue, between East Tremont Avenue and McDonald Avenue.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring affirmatives 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.

Attachment No. 6-K

17. Decision on Petition No. 84-88 by Wendover Shopping Center Associates for a site plan amendment to an already existing B-1(CD) for a 7.87 acre site along Wendover Road, the current site of 3-Guys Shopping Center.

The Planning Commission recommends that the petition be approved.

Attachment No. 6-L

18. Decision on Petition No. 84-89 by Larry Beal for a change in zoning from B-2 and R-6MF to I-2 for a .84 acre site at the northwest corner of Rozzelles Ferry Road and Coronet Way.

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.

Attachment No. 6-M

ITEM NO.

19 Decision on Petition No. 84-90 by Paul L. Thomas for a change in zoning from R-12 to B-1 for a .7418 acre site at 6531 Delta Road.

The Planning Commission recommends that the petition be denied.

Attachment No. 6-N

20. Recommend adoption of a resolution calling for public hearings on Monday, February 18, 1985, at 6:00 p.m., in the Board Room of the Education Center, on Petition Nos. 85-9 through 85-11 for zoning changes.

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