

AGENDA

Meeting Type:	ZONING
Date:	03/18 / 1996

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

Council Agenda

Monday, March 18, 1996

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

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

Invocation by Rev. Ned Owens, Mount Zion United Methodist Church.

ITEM NO.

PUBLIC HEARINGS

1. (95-90) Hearing on Petition No. 95-90 by Kenneth G. Browder, Jr. for a change in zoning for approximately 2.004 acres located south of the intersection of East Boulevard and Camden Road from B-1 to UMUD.

Attachment No. 1

2. (96-17) Hearing on Petition No. 96-17 by Norcroft Sweetwater Homeowner's Association and Mallard Grove Homeowner's Association for a change in zoning for approximately 3 acres located on the northwesterly corner of the intersection of West W. T. Harris Boulevard and Norcroft Drive from B-1(CD) to R-12MF.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

This hearing was continued for 30 days at the February 19, 1996 meeting.

Attachment No. 2

3. (96-19) Hearing on Petition No. 96-19 by Charlotte-Mecklenburg Planning Commission for consideration of a Text Amendment to establish an additional district to be known as the *Urban Corridor District (UDC)*

This hearing was continued for 30 days at the February 19, 1996 meeting.

Attachment No. 3

4. (96-23) Hearing on Petition No. 96-23 by Mark J. Chickering for a change in zoning for approximately 0.52 acres located on the northeasterly corner of the intersection of Wilora Lake Road and Hollyfield Drive from R-3 to O-1(CD).

Attachment No. 4

5. (96-24) Hearing on Petition No. 96-24 by First University Properties for a change in zoning for approximately 1.06 acres located on the south side of University City Boulevard (NC 49) east of Suther Road from Institutional to O-1(CD).

Attachment No. 5

6. (96-25) Hearing on Petition No. 96-25 by Avery Oil for a change in zoning for approximately 1.46 acres located on the easterly side of Brookshire Boulevard north of North Hoskins Road from R-22MF and O-6(CD) to B-1(CD) and O-1(CD).

Attachment No. 6

7. (96-27) Hearing on Petition No. 96-27 by Charlotte-Mecklenburg Planning Commission for consideration of a zoning Text Amendment to modify requirements for outdoor recreational facilities as part of planned developments.

Attachment No. 7

8. (96-28) Hearing on Petition No. 96-28 by Gulf South Development Corporation for a change in zoning for approximately 37.55 acres located on the westerly side of Neal Road north of Hathshire Drive from R-3 to R-6.

A protest petition has been filed.

Attachment No. 8

DECISIONS

9. (96-2) Decision on Petition No. 96-2 by Carol F. and Constance A. Clanton, for a change in zoning for approximately .66 acres on the easterly side of Park Road, north of Sharon Road from R-3 to R-8(CD).

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be denied.

Attachment No. 9

10. (96-3) Decision on Petition No. 96-3 by Silverset Lodge #327 for a change in zoning for approximately 2.91 acres located at the end of Torrence Grove Church Road to the west of Old Concord Road from R-3 to INST(CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 10

11. (96-5) Decision on Petition No. 96-5 by City of Charlotte Neighborhood Development Department and Community Real Estate Fund, Inc. for a change in zoning for approximately 35,262 square feet on the west side of Harrill Street, south of East 16th Street from R-5 to UR-2(CD).

The Zoning Committee recommends that this petition be deferred for one month.

Attachment No. 11

12. (96-7) Decision on Petition No. 96-7 by Elizabeth Goldstein for a change in zoning for approximately 14.07 acres located on the south side of Belvedere Avenue, north of Roland Street, from R-8MF to R-4.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be denied.

Attachment No. 12

13. (96-12) Decision on Petition No. 96-12 by Stephen D. Hecht for a change in zoning for approximately 1.2 acres located on the northeast corner of the intersection of Plank Road and Oakdale Road from R-4 to O-2(CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 13

14. (96-14) Decision on Petition No. 96-14 by Southminister, Inc. for a change in zoning for approximately 26 acres located on the easterly side of Park Road south of Smithfield Church Road from R-3 with a special use permit to Institutional (CD) and termination of the special use permit.

Attachment No. 14

15. (96-15) Decision on Petition No. 96-15 by Crescent Resources, Inc. for a change in zoning for approximately 15.47 acres located on the east side of Reames Road, north of Northpark Boulevard from R-3 and I-1 to I-1(CD).

The Zoning Committee recommends that this petition be deferred.

Attachment No. 15

16. (96-16) Decision on Petition No. 96-16 by Christopher J. Branch/The Boulevard Company for a change in zoning for approximately 9.97 acres located on the northerly side of Sharon View Road across from Mountainbrook Road from R-3 to R-17MF(CD).

A protest petition has been filed but is not sufficient to invoke the 20% rule.

The Zoning Committee recommends that this petition be deferred for one month.

Attachment No. 16

17. (96-18) Decision on Petition No. 96-18 by Everette B. Curlee and W. D. Cornwell for a change in zoning for approximately 1.75 acres located on the southeast corner at the intersection of Ashley Road and Alleghany Street from B-D(CD) to INST.(CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 17

18. (96-20) Decision on Petition No. 96-20 by Dayton Hudson Corporation for a change in zoning for approximately 27 acres on the south side of University City Boulevard (NC 49) at Carolyn Lane from INST.(CD) and R-3 to CC.

The Zoning Committee recommends that this petition be approved with certain conditions. All of those conditions are contained on the latest site plan except the following: out parcel detached signage will be limited to ground-mounted signs.

Attachment No. 18

19. (96-21) Decision on Petition No. 96-21 by City of Charlotte, City Attorney for consideration of a zoning Text Amendment that would give the Board of Adjustment the authority to grant variances from the separation distances applying to adult establishments and from the various standards for boarding houses and bed and breakfast (B&B's).

The Zoning Committee recommends that this text amendment be approved.

Attachment No. 19

20. Approve two resolutions calling for public hearings on Monday, March 25, 1996, at 7:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, 600 East Fourth Street, on Petition Nos. 96-44 and 96-45 for Text Amendments.
21. Approve a resolution calling for public hearings on Monday, April 15, 1996, at 6:00 p.m. in the Meeting Chamber, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, on petitions 96-29 through 96-33 for zoning changes.

ANNOUNCEMENTS

On April 8, 1996, the City Council will nominate citizens to fill available seats on the following Boards:

1. **Auditorium-Coliseum-Convention Center Authority**
One three year appointment beginning May, 1996. John Fennebresque is not eligible to be reappointed.

2. **Certified Development Corporation**
Five three year appointments beginning May, 1996. Two will represent business organizations. David Thompson and William McCullough are eligible to be reappointed.

One representative for local government. Gus Psomadakis is not eligible to be reappointed.

Two appointments will represent private lending institutions. Elizabeth Brown does not wish to be reappointed. Jerry McMurray is eligible to be reappointed.

3. **Civil Service Board**
One three year appointment beginning May, 1996. Rudy Torrence is not eligible to be reappointed.

4. **Clean City Committee**
Four three year positions beginning July, 1996. Pamela Arthur, Jill Beitel and Edgar Ray are all eligible to be reappointed. Mable Cunningham is not eligible.

5. **CMUD Advisory**
One three year appointment beginning July, 1996 to represent a water-sewer contractor. Otis Crowder is not eligible to be reappointed.

6. **Community Relations Committee**
Two appointments beginning July, 1996 for three year terms. Joanne Jenkins and Leroy Miller are both eligible to be reappointed.

7. **Historic Districts Committee**
One three year appointment beginning July, 1996 to represent a business/operator in Dilworth. Damon Rumsch is eligible for reappointment.

8. **Historic Landmarks Committee**
Two three year appointments beginning July, 1996. Stephen Cox and Patrick Hamrick are eligible for reappointment.
9. **Neighborhood Matching Grants Review Team**
Three two year appointments beginning April, 1997. One position will represent a Non Profit Organization; Susan Russell is eligible to be reappointed. Two positions will represent Neighborhood Organization Leaders. William Sturges and Eleanor Washington are eligible to be reappointed.
10. **Parole Accountability Committee**
One three year appointment beginning June, 1996. Tobin Henry is eligible to be reappointed.
11. **Planning Committee**
One three year appointment beginning July, 1996. Jerry McMurray is eligible to be reappointed.
12. **Sister Cities Committee**
Eight two year appointments beginning April, 1996. Robbie Bateman, Patricia Craig, Holly Fugate, Ann Hammond, Linda Hammond, and Raymond Worsley are all eligible to be reappointed. George Dorsey and Suzanne Harter are not eligible.
13. **Spirit Square Board of Directors**
One three year term beginning July, 1996. Douglas Hoy is eligible for reappointment.
14. **Stormwater Advisory Committee**
One three year appointment beginning April, 1996. Must be employed full time in land development or the design of buildings or land improvements.
15. **Zoning Board of Adjustment**
One appointment to fill an unexpired term beginning immediately and ending January 30, 1999. Stephanie Carter has resigned.

Applications may be obtained from the Office of the City Clerk by calling 336-2248. All applications must be returned by 5:00 p.m. on April 1, 1996.