AGENDA

Meeting Type:	B
Date:	11-18-1985

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 November '85

NOVEMBER 1 - NOVEMBER 2

1	Friday, 3 30 p.m	CHARLOTTE PARKS ADVISORY COMMITTEE - Park Center, 1900 Park Drive

THE WEEK OF NOVEMBER 3 - NOVEMBER 9

5	Tuesday	ELECTION DAY. Polls open 6 30 a.m until 7 30 p m
6	Wednesday, 4 00 p m	CITY COUNCIL/2005 Plan Workshop - City Hall Annex, Training Center
	Wednesday, 6 00 p m	PLANNING COMMISSION/Implementation Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Wednesday, 7 30 p m	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
7	Thursday, 4 00 p m	MAJOR SPECIAL USE PERMIT HEARING(New Coliseum) - City Hall, Council Chamber
	Thursday, 5 30 p m	ADVISORY BOARD FOR CITIZENS WITH DISABILITIES/Public Information Task Force - St Mark's Center, 601 N Graham Street

THE WEEK OF NOVEMBER 10 - NOVEMBER 16

10	Sunday, 1 00 p.m	MINT MUSEUM PUBLIC DEDICATION - Mint Museum, 2730 Randolph Road
11	Monday	VETERANS DAY. City Holiday All City Offices Closed No City Council Meeting
11-12		NORTH CAROLINA LEAGUE OF MUNICIPALITIES - Raleigh, N C.
12	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
13	Wednesday, 8 30 a.m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 10 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
	Wednesday, 4 00 p.m	CITY COUNCIL/2005 Plan Workshop - City Hall Annex, Training Center
	Wednesday, 7 30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
14	Thursday, 12 Noon	GROUNDBREAKING CEREMONIES FOR CITY-COUNTY GOVERNMENT CENTER - Lot bounded by 3rd., 4th , Alexander and Davidson Streets.
	Thursday, 2-5 p m	AIRPORT MASTER PLAN ADVISORY COMMITTEE OPEN HOUSE - N C Air National Guard, Morris Field Drive
	Thursday, 4 00 p m	CITY COUNCIL/2005 PLan Workshop - City Hall Annex, Training Center
	Thursday, 5 30 p m	AIRPORT MASTER PLAN ADVISORY COMMITTEE OPEN HOUSE (Dinner Meeting) - Charlotte/Douglas International Airport, Conference Room
	Thursday, 8 00 p m	AIRPORT MASTER PLAN ADVISORY COMMITTEE OPEN HOUSE PUBLIC MEETING - N.C Air National Guard, Morris Field Drive

(Continued on back)

THE WEEK OF NOVEMBER 17 - NOVEMBER 23

18	Monday, 1 00 p.m.	MAJOR SPECIAL USE PERMIT HEARING - Education Center, Board Room
	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
19	Tuesday, 8 00 a.m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A, Terminal Bldg.,
	Tuesday, 11 00 a m	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center, Conference Room
	Tuesday, 2 00 p.m	HOUSING AUTHORITY - Frazier Avenue Community Center, 201 Frazier Avenue
20	Wednesday, 9 00 a.m.	CIVIL SERBICE BOARD/Hearing - City Hall, Council Chamber
	Wednesday, 2 00 p.m.	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept. of Transportation Conference Room
	Wednesday, 4 30 p m.	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church
	Wednesday, 7 00 p.m.	METROPOLITAN PLANNING ORGANIZATION - City Hall Annex, Dept. of Transportation Conference Room
21	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Bldg , 5th Floor Conference Room
	Thursday, 2 00 p m.	MINOR SPECIAL USE PERMIT HEARING - Cameron-Brown Bldg , 1st Floor Conference Room
	Thursday, 4 00 p m	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7·30 p.m.	TREE COMMISSION - Park Operations, 701 Tuckaseegee Road

THE WEEK OF NOVEMBER 24 - NOVEMBER 30

25	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall, Council Chamber
	Monday, 2 00 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
26	Tuesday, 3 00 p m.	COMMUNITY FACILITIES COMMITTEE - Utility Dept , 5100 Brookshire Blvd.
28	Thursday	THANKSGIVING. City Holiday All City Government Offices Closed.

THE BODIES BELOW WILL NOT MEET IN NOVEMBER:

Specialized Transportation Advisory Board
Insurance & Risk Management Agency
Municipal Information Advisory Board

Charlotte

IN MEETING NOVEMBER 18, 1985

5:00 p.m. - Dinner
Rooms 237 and 239, Education Center
Briefing on the Elizabeth and
Beatties Ford Small Area Plans.

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

ITEM NO.

1. Invocation by Reverend George W. Thompson, St. Peter's Tabernacle AME Zion Church.

PUBLIC HEARINGS

2. Consideration of $115,000,000 Airport Revenue Bonds.

A. Public Hearing.

B. Recommend approval of Amended and Restated Airport agreement and Lease with Signatory Airlines and new Airlines.

C. Recommend adoption of an order authorizing the issuance of Airport Revenue Bonds of the City of Charlotte, North Carolina including an initial series of bonds in an aggregate principal amount not to exceed $115,000,000 for the purpose of financing the amount of certain Airport Facilities; providing for payment of such bonds and the interest thereon from net revenues; and setting forth the rights and remedies of the owners of such bonds.

D. Recommend approval of a Series resolution authorizing the issuance under the provisions of the state and Local Government Revenue Bond Act, as amended, of not exceeding $115,000,000 Airport Revenue Bonds of the City of Charlotte to finance certain Airport Facilities and to provide funds for the payment of the outstanding Airport Revenue Notes of said City.

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

E. Recommend adoption of an Ordinance appropriating the anticipated revenues from the issuance of 1985 Airport Revenue Bonds and projected investment income from that issuance and the balance of 1984 Airport Revenue Anticipation Notes totaling $121,871,452, for the construction of Airport Capital Projects and for repayment of previous debt issues and compliance with reserve and capitalized interest account requirements for the issuance of 1985 Airport Revenue Bonds.

F. Recommend adoption of an Ordinance appropriating $2,800,000 to establish a separate Airport Operating Fund that is required by the 1985 Airport Revenue Bond Order.

G. Recommend adoption of Ordinance adding one position in the Finance Department and five new positions at the Airport, all classifications subject to approval by the City Manager.

H. Recommend approval of contract extension for Peat, Marwick Mitchell & Company in the amount of $23,800 to provide additional financial consulting services.

I. Recommend approval of contract extension for Day & Zimmermann, Inc. in the amount of $1,325,000 for project management services.

Historically, the Airport's capital needs, such as the financing of the new terminal in 1980, have been met through the issuance by the City of general obligation bonds. Although it was certainly contemplated that Airport funds would be the source for the City to repay the bonds, there was no limit on the City's obligation to repay those bonds, and the bondholder was clearly buying the bonds on the basis of the City's triple-A general obligation bond ratings.

The growth at the Airport has brought it to a point where it is now capable of being accepted on a stand-alone basis, with no City general obligation backing, in the national financial marketplace. This is a very significant milestone for the Airport, in that it is a reflection of the soundness of the Airport's financial operations and projected performance. This shift to revenue bond financing at the Airport is very important as it means that the City will no longer have to issue general obligation bonds for general airport purposes, but can reserve its credit for other projects.

On February 11, 1985, City Council authorized the Finance Director to proceed with arranging financing for airport terminal expansion and concourse expansion, as well as, other approved airport projects. On August 12, 1985, City Council adopted the "Inducement Resolution" for Airport Revenue Bonds which establishes the City's intent to cause certain airport improvements to be funded by Revenue Bonds.

As a result of the growth in recent years and the entry of several new air carriers into the Charlotte market, the City has expanded certain facilities since the opening of the new terminal and are presently planning various additional expansion and improvement projects. Collectively, these projects include expansion of the terminal building, extension of a concourse, construction of a new concourse, expansion of both short and long term parking facilities, roadway improvements, various taxiway and runway improvements, and certain property acquisition.

The portions of the project which have already been completed or are now under construction have been financed to date from the proceeds of two airport revenue bond anticipation note issues, totaling $28,015,000, and advances from certain Airport funds. The bond proceeds for the City's share of the project cost will be used to retire the revenue bond anticipation notes, reimburse the Airport funds, and fund the remaining construction costs of the project. The bonds will be repaid solely from revenues of the Airport, under the terms of the new Revenue Bond Order.

Amendment to the Airport Lease Agreement will establish a "safety net" on all revenue bond debt service. It will provide that if there is a shortfall for any reason in amounts available to pay revenue bond debt service, the amount of the shortfall will ultimately be paid by the airlines occupying terminal space financed with revenue bonds.

The issuance of airport revenue bonds by the City will require the Airport and Finance Departments to maintain more detailed cost and accounting records than at present, and will require the addition of one position to the City Finance staff and five positions to the Airport staff. Additionally, Council will be required in the near future to approve contracts and equipment necessary for revision of the Airport's accounting system.

Also the project management of Day and Zimmermann will be necessary to complete the 1985 Revenue Bond Project in accordance with the lease and bond order requirements. Payment for the contract extension will be for the same terms of payment as the original contract. The estimated cost of this contract extension is $1,325,000 for a period of approximately three (3) years.

Attachment No. 1

3. Hearing to consider designation of the "Thomas Trotter Building", located at 108 South Tryon Street, Charlotte, North Carolina, (the exterior and interior of the building and the lot upon which the building is situated) as historic property.

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

(1) The Thomas Trotter Building, erected in 1850-51, is the oldest remaining masonry structure in Charlotte.

(2) The building was originally owned by Thomas Trotter (1800-1865), one of the State's finest silversmiths and the leading jeweler of Charlotte for over forty years.

(3) The Thomas Trotter Building's construction and subsequent remodeling reflect Charlotte's economic development over a 130-year period, as it grew from a small upcountry crossroads town to the largest city in North and South Carolina.

Based on the current assessment and tax rate, the amount of deferrable taxes would be $863.86.

The Department Review Process revealed conflicts between historic designation and City projects. The North Carolina Division of Archives and History concurs in the proposed designation.

The property owner is supportive of the historic designation.

Consider adoption of an ordinance designating the "Thomas Trotter Building" and the ground upon which it sits as "historic property."

Attachment No. 2

4. Hearing to consider designation of the "Old Garibaldi & Bruns Building", located at 104 South Tryon Street, Charlotte, North Carolina, (the interior and exterior of the building and the lot upon which the building sits) as historic property.

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

(1) The Old Garibaldi & Bruns Building, incorporating elements of Granite Row, an 1850-51 commercial complex in Charlotte and probably the only ante-bellum commercial structure which survives in Charlotte, draws its principal physical significance from its association with Louis Asbury, an architect of local and regional importance.

(2) The 1909 Garibaldi and Bruns facade is the earliest known example of a commercial store front in Charlotte designed by Louis Asbury, who began his practice in 1908.

(3) The founders of the company, Joseph Garibaldi, William L. Bruns, and Harry W. Dixon, were important businessmen in Charlotte, and their firm survives in Charlotte as a leading jewelry store.

(4) The Old Garibaldi & Bruns Building is one of the two remaining small-scale business structures on the first block of South Tryon Street and, therefore, is an important link with Charlotte's commercial history.

The property is tax exempt.

The Department Review Process revealed conflicts between the historic designation and City projects. The North Carolina Division of Archives and History concurs in the proposed designation.

The property owner does not support historic designation.

Consider adoption of an ordinance designating the "Old Garibaldi & Bruns Building" and the ground upon which it sits as "historic property."

Attachment No. 3

5. Hearing to consider designation of the "R. C. Biberstein House", including the exterior of the house, the interior and exterior of the garage, and the entire lot on which the before mentioned buildings are located, as "historic property."

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

(1) R. C. Biberstein (1859-1931), the designer and initial owner of the house, was a prominent mill architect during the era when Charlotte occupied a place of growing importance in the textile industry of the South.

(2) The R. C. Biberstein House, an impressive example of the Rectilinear Style of architecture in Charlotte, is one of the few surviving residences on a once grand suburban boulevard in Elizabeth, one of Charlotte's oldest streetcar suburbs.

(3) The R. C. Biberstein House occupies a significant place in the streetscape of Elizabeth Avenue.

Based on the current assessment and tax rate, the amount of deferrable taxes would be $560.55.

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.

The property owner fully supports the historic designation.

Consider adoption of an ordinance designating the "R. C. Biberstein House" the exterior of the house, the interior and exterior of the garage, and the ground upon which they sit as "historic property."

Attachment No. 4

6. Hearing to consider designation of the "G. G. Galloway House", located at 602 East Morehead Street, Charlotte, North Carolina, including the interior, exterior and the entire lot on which the building sits, as "historic property".

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

(1) The G. G. Galloway House, erected in 1914-15 for Gaston Gilbert Galloway (1880-1974) and his wife, Carrie Marshall Brown Galloway (1885-1972), is the only surviving structure in what was once an imposing residential district on the south side of the western end of East Morehead Street, in Dilworth, Charlotte's first streetcar suburb.

(2) The G. G. Galloway House was designed by William H. Peeps (1868-1950) an architect of regional significance in the first half of the twentieth century in Charlotte and its environs.

(3) The G. G. Galloway House is a significant local example of the Bungalow style with English Tudor motifs also employed.

(4) The original owners, Mr. & Mrs. G. G. Galloway, were important figures in the local civic and business community of Charlotte.

Based on the current assessment and tax rate, the amount of deferrable taxes would be $1,566.85.

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.

The property owner fully supports the historic designation.

Consider adoption of an ordinance designating the "G. G. Galloway House" and the ground upon which it sits as "historic property."

Attachment No. 5

7. Hearing to consider designation of the "Representative Shotgun House A", located 153 West Bland Street, Charlotte, North Carolina, including the interior and exterior of the house, as "historic property".

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

(1) The three "shotgun houses" are the best-preserved examples in or near the center city of a type of house style which was once common in Charlotte.

(2) The so-called "shotgun" house is an important component of Afro-American culture, both in Charlotte and throughout the Southern United States.

(3) The so-called "shotgun" house in a building form which occupies an important place in the architectural history in Charlotte.

The property is tax exempt.

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.

The property owner fully supports the historic designation.

Consider adoption of an ordinance designating the "Representative Shotgun House A" as "historic property."

Attachment No. 6

8. Hearing to consider designation of the "Representative Shotgun House B", located 155 West Bland Street, Charlotte, North Carolina, including the interior and exterior of the house, as "historic property".

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

(1) The three "shotgun houses" are the best-preserved examples in or near the center city of a type of house style which was once common in Charlotte.

2. The so-called "shotgun" house is an important component of Afro-American culture, both in Charlotte and throughout the Southern United States.

3. The so-called "shotgun" house is a building form which occupies an important place in the architectural history of Charlotte.

This property is tax exempt.

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.

The property owner fully supports the historic designation.

Consider adoption of an ordinance designating the "Representative Shotgun House B" as "historic property."

Attachment No. 7

9. Hearing to consider designation of the "Representative Shotgun House C", located 810 East Ninth Street, Charlotte, North Carolina, including the interior and exterior of the house as "historic property".

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

(1) The three shotgun house are the best-preserved examples in or near the center city of a type of house style which was once common in Charlotte.

(2) The so-called "shotgun" house is an important component of Afro-American culture, both in Charlotte and throughout the Southern United States.

(3) The so-called "shotgun" house is a building form which occupies an important place in the architectural history of Charlotte.

This property is tax exempt.

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.

The property owner fully supports the historic designation.

Consider adoption of an ordinance designating the "Representative Shotgun House C", as "historic property."

Attachment No. 8

10. Hearing on Petition No. 85-81 by Carley Capital Group, for a change in zoning from U-MUD to U-MUD-O for .112 acre site located on East Fifth Street between North College and North Tryon Streets.

The Planning Commission reviewed this proposed rezoning at its work session and no objections were voiced to the proposal.

Attachment No. 9

11. Consideration of Beatties Ford Road Redevelopment Area Plan.

A. Public Hearing.

B. Recommend adoption of a resolution approving the Beatties Ford Road Redevelopment Area Plan.

Attachment No. 10

12. Consideration of South Boulevard Redevelopment Area Plan.

A. Public Hearing.

B. Recommend adoption of a resolution approving the South Boulevard Redevelopment Area Plan.

Attachment No. 11

13. Consideration of Wilkinson Boulevard Redevelopment Area Plan.

A. Public Hearing.

B. Recommend adoption of a resolution approving the Wilkinson Boulevard Redevelopment Area Plan.

Attachment No. 12

14. Consideration of West Morehead Redevelopment Area Plan.

A. Public Hearing.

B. Recommend adoption of a resolution approving the West Morehead Redevelopment Area Plan.

C. Recommend adoption of a resolution certifying this area as Redevelopment Area No. 5 and authorizing the execution of the third amendment to the Uptown Charlotte Redevelopment Loan Agreement, and the first amendment to the Amended and Restated Uptown Charlotte Redevelopment Separate Loan Agreement.

Attachment No. 13

BUSINESS AGENDA

15. Recommend adoption of a resolution declaring the result of the special bond referendum held in the City of Charlotte on November 5, 1985 upon the question of approving $18,000,000 Water Bonds.

16. Recommend approval of the following agreements with authorization for the Mayor to sign them as necessary and appropriate, and other required actions to implement the Marketplace project:

(a) City/County Parking Agreement - Marketplace.
(B) Allright Management Contracts - McDowell Street, Davidson Street and Marketplace Garages.
(c) Development Agreement between Carley and the City.
(d) Lease Agreement between Carley and the City.
(e) Crosswalk Agreement between Carley, Belk and the City.
(f) Authority for the Mayor to execute lease documents for the UDAG loan consistent with the Grant Agreement - accepted October 2, 1985 - and any subsequent amendments.
(g) Any Council actions requested on the CUDC loan.
(h) Appropriation Ordinance in the amount of $600,000.

The City will purchase the land from Carley at a cost not to exceed $3.6 million (which will be paid by $3,000,000 in "two-thirds bonds" and $600,000 in a previously reserved account), and will lease back to Carley the air rights over the land. The City will also purchase from Carley the completed parking facility at a cost not to exceed $4,775,200. While the turnkey price of the parking facility will be $4,775,200, the revenue bond issue amount will total approximately $6 million;

this amount is greater than the $4,775,200 figure because of the requirements to provide for debt service reserve, capitalized interest, and to cover the cost of issuing the bonds. The County has agreed to lease and pay operating and debt service expense for 110 spaces.

Carley will construct, own and operate (via the mechanism of an air rights lease) the festive retail facility which will include restaurants and speciality shops. The marketplace is designed to revitalize existing stores, attract visitors and suburban residents to the uptown area, and provide services to expanding inner city neighborhoods. Carley has assembled most of the land and will, upon approval by City Council, complete the acquisition process. The City will purchase the assembled land from Carley as a single parcel. Carley will construct a 635-space parking facility and deliver it "turnkey" style to the City which will purchase it for an already established price using revenue bond financing, the issuance of which was approved by the Local Government Commission on October 17, 1985, subject to final document review.

The festive retail portion of the Marketplace will be financed with: (1) loans from the City from the proceeds of (a) an Urban Development Action Grant in the amount of $2.5 million approved by HUD on May 31, 1985, and (B) Urban Redevelopment bonds of $8.95 million; and (2) private funding of approximately $2.8 million provided by Carley. The total budget for the festive retail portion of the Marketplace is approximately $14.3 million. It should be noted that neither the UDAG nor the Urban Redevelopment bonds involve a call upon the City's credit.

Attachment No. 14

17. Recommend adoption of the Elizabeth Small Area Plan as a policy for future land use, zoning and transportation decisions.

The plan includes government initiated rezonings, as well as park, streetscape and road improvements. It also recommends further studies regarding: Park and Recreation buildings within Independence Park, the future status of Memorial Stadium, the boundaries for a historic district centering around Seventh Street as well as three historic conservation districts.

City staff disagrees with the following Planning Commission recommendations in the plan:

- Seventh Street be restriped to a three-lane cross-section. Planning staff agrees.

  - CDOT feels that ultimately Seventh Street should be widened to a standard four-lane cross-section.

- No alteration to traffic flow on Fifth Street.

  - Planning staff recommends a four-way stop at Dotger and Fifth Streets and a 25-mph speed limit. CDOT agrees with the plan recommendation because of the safety concerns associated with this type of intersection when a four-way stop is added. CDOT will evaluate the 25-mpr speed limit when a petition is filed.

- Removal of the Crafts and Park Office buildings from Independence Park.

  - Staff agrees with this recommendation if it is understood that these buildings should not be removed until adequate replacement space has been found for these facilities.

- A study be conducted of stadium needs in this community, including an assessment of a stadium for small events as well as a large stadium. Park and Recreation staff agrees.

  - Planning staff at this time feels that the stadium should be moved in order to make room for CPCC expansion, to alleviate the conflicts within the neighborhood, and because of the large amount of money needed to bring Memorial Stadium up to a marketable standard.

- No left turn lanes be constructed on Hawthorne Lane at Seventh Street. Planning staff agrees.

  - CDOT would like to have this issue deferred for six months to allow them time to study the need, especially since state funds are involved. It may be possible to put left turn lanes in with very little additional widening because of the existing width of Hawthorne Lane.

Minutes of the Planning Commission discussion on the Elizabeth Small Area Plan are also attached.

Attachment No. 15

18. Recommend adoption of the Beatties Ford Road Community Small Area Plan as policy to aid in future land use decision.

The plan includes corrective rezonings, streetscape improvements, and some economic development initiatives. It also recommends that an urban designed study be done at a future date.

Planning Staff is in agreement with the plan except for the recommendation for property west of Beatties Ford at the frontage road. Staff favors a change to R-12MF; the Planning Commission has recommended R-9MF under a conditional plan.

Attachment No. 16

POLICY AGENDA

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

This petition did not receive a majority of votes at the last meeting.

The Planning Commission recommends this petition be approved.

Attachment No. 17

20. Decision on Petition No. 82-77 by the Charlotte-Mecklenburg Planning Commission to amend the text of the Zoning Ordinance to prohibit business and industrial parking in office districts.

The Planning Commission recommends that this text amendment be denied.

Attachment No. 18-A

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

The Planning Commission recommends that this text amendment be denied.

Attachment No. 18-B

22. Decision on Petition No. 85-62 by NCF Financial Corporation, for a change in zoning from R-9 to R-9MF(CD) for a 27.59 acre site north of and adjacent to Campbell Creek along proposed Lumarka Drive Extension.

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

The Planning Commission recommends that this petition be approved.

Attachment No. 18-C

23. Decision on Petition No. 85-63 by Lawrence Properties Group, Inc. for a change in zoning from R-6MF to O-15(CD) for a 1.2 acre site located at 4938 Central Avenue.

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

The Planning Commission recommends that this petition be approved.

Attachment No. 18-D

24. Decision on Petition No. 85-65 by Sharon Forest Baptist Church, for a change in zoning from R-9 to B-2 on an 11,250 square foot site at 7300 Wallace Lane.

The Planning Commission recommends that this petition be approved.

Attachment No. 18-E

25. Decision on Petition No. 85-69 by Charlotte-Mecklenburg Planning Commission for zoning ordinance text amendments to eliminate a minor Special Use Permit for certain uses by (1) eliminating those uses from certain districts altogether, and by (2) allowing the uses as a Use by Right under Prescribed Conditions in other districts.

The Planning Commission recommends that this text be approved, including language in the adopting resolution which assures that those cases in process may be completed.

Attachment No. 18-F

26. Decision on Petition No. 85-71 by Charter Properties, Inc., for a change in zoning from R-9MF to I-1CD for 23 acre site located on the Billy Graham Parkway, east of Disposal Plant Road.

This was a joint hearing with the County Commission on October 21, 1985.

The Planning Commission recommends that this petition be denied.

Attachment No. 18-G

27. Decision on Petition No. 85-72 by J. T. Bolt, Bolt Tire Company, for a change in zoning from I-1 to I-2 for a 2.38 acre site located at 3030 North Graham Street.

The Planning Commission recommends that this petition be denied.

Attachment No. 18-H

28. Decision on Petition No. 85-74 by Jimmy and Angela Ballas for a change in zoning from O-6 to B-2, for 14,625 square feet located at 3305-09 South Boulevard.

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

The Planning Commission recommends that the petition be denied.

Attachment No. 18-I

29. Decision on Petition No. 85-75 by Essie Hair Gilliard for a change in zoning from R-6MF to B-1 for a .17 acre site located at 2124 and 2128 West Trade Street.

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

The Planning Commission recommends that the petition be denied.

Attachment No. 18-J

30. Decision on Petition No. 85-76 by Raymond Lee for a change in zoning from R-6MF to B-1 for 43,560 square feet located at 3421 West Boulevard.

The Planning Commission recommends that this petition be denied.

Attachment No. 18-K

31. Decision on Petition No. SUP 85-2 by Charlotte-Mecklenburg Hospital Authority for a Major Special Use Permit for a hospital in a residential district, in conjunction with a Minor Special Use Permit for a high-rise building in a residential district.

The Planning Commission recommended that the Major Special Use Permit be approved.

Attachment No. 18-L

32. Consider the request by the Planning Commission to defer action on the following petitions. City Council may act on these petitions at its discretion.

A. Petition No. 82-41 by Alan and Sandra McCoy.
From R-6MF to B-1(CD) for site on east side of Hawthorne Lane near intersection of East 8th Street.

B. Petition No. SUB-85-1 by the Charlotte-Mecklenburg Planning Commission.
Text amendment for transfer of Right-of-Way Development Rights.

C. Petition No. 85-51 by the Charlotte-Mecklenburg Planning Commission.
Text amendment involving establishment of regulations concerning demolition landfills.

D. Petition No. 85-58 by the Charlotte-Mecklenburg Planning Commission.
Text amendment for transfer of Right-of-Way Development Rights.

E. Petition No. 85-64 by Nalley, Garrett & Gray.
B-1SCD Site Plan Amendment on site east of Delta Road and south of Lawyers Road.

F. Petition No. 85-66 by L. R. Associates.
From R-12 to O-15(CD) for site on southeast corner of Little Rock Road and Tuckaseegee Road.

G. Petition No. 85-67 by the Charlotte-Mecklenburg Planning Commission.
From R-9MF and B-1 to R-12MF for site on York Road directly across from the York Road Landfill site.
A protest petition was filed and found sufficient to invoke the 3/4 rule requiring nine affirmative votes of the Mayor and Council, not excused from voting, in order to rezone the property.

H. Petition No. 85-68 by the Charlotte-Mecklenburg Planning Commission.
From B-2 to R-12MF for sites at the intersection of Nations Ford Road and Glenrock Drive.
A protest petition was filed and found sufficient to invoke the 3/4 rule requiring nine affirmative votes of the Mayor and Council, not excused from voting, in order to rezone the property.

I. Petition No. 85-70 by Rice Development Corporation.
From R-9 to R-9MF(CD) for site southwest of Lawyers Road and northwest of McAlpine Creek.

J. Petition No. 85-73 by Edwin McCoy, III and others.
From I-2 Conditional Use to Petroleum Storage I-2 for site at the northeast corner of Billy Graham Parkway and Old Dowd Road.

K. Petition No. 85-77 by the City of Charlotte, Community Development Department.
From B-2 to I-1(CD) for site at northeast corner of North McDowell Street and East 7th Street.

L. Petition No. 85-78 by Dennis J. Hall.
From O-6 to R-6MF for site at 1235 and 1237 Romany Road.
A protest petition was filed and found sufficient to invoke the 3/4 rule requiring nine affirmative votes of the Mayor and Council, not excused from voting, in order to rezone the property.

Attachment No. 19

33. Decision on Petition No. 83-50 by the Derita Community Organization for a change in zoning from I-1 and I-2 to B-D for a 49.818 acre site located along Racine Avenue in the Derita Community.

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

The Planning Commission recommends that the petition be approved for I-1 in lieu of the requested B-D.

Attachment No. 20-M

34. Decision on Petition No. 85-79 by the City of Charlotte, Community Development Department, for a change in zoning from R-9MF to I-1(CD) for an 18.99 acre site bounded by North Graham Street, Statesville Avenue, Southern Railway Line and Brookshire Freeway Ramp.

The Planning Commission recommends that a portion of the site, 5.1 acres in size, be approved, but action on the remaining balance of the site be deferred until the petitioner develops specific plans.

Attachment No. 20-N

35. Decision on Petition No. 83-33 by Charlotte Hotel Limited Partnership, for a site plan amendment to an existing O-15(CD) zoning located on a 7.12 acre site bonded by the Billy Graham Parkway, South Tryon Street, and Yorkmont Road.

This represents a "house-cleaning" matter; a subsequent petition dealing with this same subject matter was approved, but this petition has never been acted upon. It simply should be denied to close out the file.

Attachment No. 21

36. Decision on Petition No. 84-4 by Thurman Starnes Company, Inc. for a change in zoning from R-15 to O-6(CD) for a 1.866 acre site at the south corner of Savings Place and Fairview Road.

The Planning Commission recommended this petition be denied.

Attachment No. 22

37. Recommend adoption of a resolution calling for public hearings on Monday, December 16, 1985, at 6:00 p.m. in the Board Room of the Education Center, on Petition Nos. 85-80 and 85-82 through 85-89 for zoning changes.

- SCHEDULE OF MEETINGS -
November 18 - 22, 1985

Monday, November 18	Council/Manager Dinner - Briefing on Small Area Plans Rooms 237-239	5:00 p. m.
	Zoning Hearings & Business Board Room, Education Center	6:00 p. m.
Tuesday, November 19	Orientation Luncheon for Incoming Councilmembers Training Center, City Hall Annex	12:00 Noon
	Operations Committee 2nd Floor Conference Room City Hall	4:00 p. m.
Thursday, November 21	Council/Manager Breakfast - Status Report on Coliseum project Training Center, City Hall Annex	7:30 a. m.