AGENDA

Meeting Type:	B
Date:	09-17-1984

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 September '84

THE WEEK OF SEPTEMBER 2 - SEPTEMBER 8

3	Monday	LABOR DAY HOLIDAY. All City Government Offices Closed. No City Council Meeting.
4	Tuesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE/Criminal Justice Subcommittee - Community Relations Conference Room, 623 E. Trade Street
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Bldg., 1st Floor Conference Room
5	Wednesday, 7 00 p.m.	CITY COUNCIL/Public Hearing on Nov. 6 Bond Referendum (Coliseum & Street Water & Sewer Improvements - City Hall Council Chamber
	Wednesday	CITY COUNCIL/Executive Session - City Hall, Council Chamber (Meeting Time is following the public hearing shown above.
6	Friday, 7 30 a.m.	PLANNING COMMISSION/Planning Liaison Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Friday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - First Union Plaza, Suite 1980
	Friday, 4 00 p.m.	PLANNING COMMISSION/2005 Plan Update - Cameron-Brown Bldg., 1st Floor Conference Room

THE WEEK OF SEPTEMBER 9 - SEPTEMBER 15

10	Monday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg., 1st Floor Conference Room
	Monday, 7 00 p.m.	CITIZENS HEARING - South Mecklenburg High School, Park Road, Pineville
	Monday, 7 30 p.m.	CITY COUNCIL MEETING - South Mecklenburg High School, Park Road, Pineville
11	Tuesday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference room
	Tuesday, 8 00 a.m.	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas Municipal Airport, Conference Room A
	Tuesday, 9 00 a.m.	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 1 30 p.m.	AUDITORIUM-COLISEUM-CIVIC CENTER AUTHORITY - First Union Towers, 28th Floor Conference Room
12	Wednesday, 8 00 a m	PRIVATE INDUSTRY COUNCIL - Chamber of Commerce, Briefing Center
	Wednesday, 3 00 p.m.	CITIZENS ADVISORY COUNCIL FOR HAZARDOUS CHEMICALS - City Hall Annex, Fire Dept., 3rd Floor Conference Room
	Wednesday, 7 30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
13	Thursday, 3.00 p m.	UNCC DISTRICT PLAN BUS TOUR - Assembly point is Cameron-Brown Bldg.
	Thursday, 3·00 p.m.	ALARM CHARLOTTE TOTALLY (ACT) COMMITTEE - City Hall Annex, Fire Dept., 3rd Floor Conference Room

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THE WEEK OF SEPTEMBER 16 - SEPTEMBER 22

17	Monday, 3 00 p.m.	UNCC DISTRICT PLAN PUBLIC HEARING - Education Center, Board Room
	Monday, 6·00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
18	Tuesday, 2.00 p.m.	HOUSING AUTHORITY - Administrative Offices, 1301 South Blvd.
19	Wednesday, 8·30 a.m.	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	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
20	Thursday, 7.30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 8 00 a.m.	CHARLOTTE CLEAN CITY COMMITTEE - Cameron-Brown Bldg., 5th Floor Conference Room
	Thursday, 4:00 p.m.	PLANNING COMMISSION (Deferred Rezoning Petitions) - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7:30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations, 701 Tuckaseegee Road
	Thursday, 7 30 p.m.	CITY-COUNTY CONSOLIDATION COMMITTEE/PUBLIC HEARING (To Solicit Input from Citizens on Consolidation) - County Office Bldg., Commissioner's Board Room

THE WEEK OF SEPTEMBER 23 - SEPTEMBER 29

24	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON (Housing Authority Tour of Coliseum Drive Project) - On Location (Coliseum Drive)
	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
	Monday, 7:30 p.m.	SPECIALIZED TRANPORTATION ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
25	Tuesday, 7 30 a.m.	CITY-COUNTY CONSOLIDATION STUDY COMMITTEE - City Hall Annex, Training Center
	Tuesday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Charlotte-Mecklenburg Utility Dept., 5100 Brookshire Blvd.
	Tuesday, 4 30 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room
	Tuesday, 7.30 p.m.	COMMUNITY DIALOGUE/Generalized Land Use Plan 2005 - West Charlotte High School, 2219 Senior Drive
27	Thursday, 8 00 a.m.	BUSINESS OPPORTUNITY NETWORK (BON) ADVISORY TASK FORCE - Chamber of Commerce, Action Center
	Thursday, 3·30 p.m.	ADVISORY BOARD FOR CITIZENS WITH DISABILITIES - St. Mark's Center, 601 N. Graham Street
	Thursday, 7.30 p.m.	COMMUNITY DIALOGUE/Generalized Land Use Plan 2005 - East Mecklenburg High School, 6800 Monroe Road

Charlotte

IN MEETING ON MONDAY, SEPTEMBER 17, 1984

3:00 p.m. - Joint Session - City Council
Mecklenburg County Board of Commissioners
UNCC District Plan
Board Room, Education Center

5:00 p.m. - City Council/Planning Commission
Dinner
Rooms 237-239

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

ITEM NO.

1. Invocation by The Reverend Ernest W. Glass, Shamrock Drive Baptist Church.

PUBLIC HEARING

2. Hearing to consider the designation of property known as the Poplar Apartment Condominiums, located at 301 W. Tenth Street, including the interior and exterior of the building only, 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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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) The Poplar Apartments, completed in 1930 and designed by Lockwood, Greene and Company, represented a major breakthrough in the local apartment development business in terms of the elegance and lavishness of its architectural appointments.

(2) The Poplar Apartments document the transformation of Fourth Ward into a fashionable multi-family residential district in the 1920's.

(3) The building is the most elegant early 20th Century apartment building which survives in uptown Charlotte.

(4) The Poplar Apartments have more recently participated in the conversion of Fourth Ward into the residential showcase of uptown Charlotte.

The property owners fully support the historic designation. Based on the current assessment and tax rate, the amount of deferrable taxes would be $2,414.03. 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 Poplar Apartment Condominiums, located at 301 W. Tenth Street, including the interior and exterior of the building only, as historic property.

Attachment No. 1

3. Hearing to consider the designation of property known as the W. G. Rogers House, located at 524 East Boulevard, including the interior and exterior of the main house and outbuildings, and the land associated therewith, 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.

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

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(1) The initial owner and most probably the designer of the house was Willard G. Rogers, an architect of local and regional importance and from 1906 until about 1916 a partner of C. C. Hook.

(2) The W. G. Rogers House, erected in 1902, is one of the earliest examples of the Dutch Colonial Revival style in the City of Charlotte.

(3) The W. G. Rogers House is a well-preserved example of upper middle class housing in turn-of-the-century Dilworth, Charlotte's first streetcar suburb.

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 $445.79. The Department Review Process reveals no conflicts between the historic designation and City projects.

Recommend adoption of an ordinance designating the property known as the W. G. Rogers House, located at 524 East Boulevard, including the interior and exterior of the main house and outbuildings, and the land associated therewith, as historic property.

Attachment No. 2

4. Hearing to consider designation of the property known as the Old Charlotte Supply Company Building, located at 500 S. Mint Street, including the building exterior and the land associated therewith, 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.

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

(1) D. A. Thompkins, famous New South prophet, founder of the Charlotte Observer, and leading industrialist, was one of the founders of the Charlotte Supply Company.

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(2) The Charlotte Supply Company, founded in November, 1889, was a manifestation for over seventy years of the importance of the textile industry in Charlotte-Mecklenburg.

(3) The current building, designed by Lockwood, Greene and Company and completed in November, 1923, is an especially fine example of industrial and warehouse construction in the 1920's.

(4) The recent conversion of the Charlotte Supply Company building into offices has adhered to the highest standards of sensitive preservation and adaptive reuse.

The property owners fully support the historic designation. Based on the current assessment and tax rate, the amount of deferrable taxes would be $1,339.93. The Department Review Process reveals no conflicts between the historic designation and City projects.

Recommend the adoption of an ordinance designating the property known as the Old Charlotte Supply Company Building, located at 500 S. Mint Street, including the building exterior and the land associated therewith, as historic property.

Attachment No. 3

5. Hearing to consider the designation of property known as the Federal Reserve Bank Building, located at 401 S. Tryon Street, specifically, the exterior of the building only, 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.

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

(1) The Federal Reserve Bank Building, erected in 1941-42 and designed by the Baltimore architectural firm of Taylor and Fisher is an especially striking local example of a blend of Art Moderne, Art Deco, and Neo-Classical styles.

(2) The Federal Reserve Bank Building illustrates and documents the importance of Charlotte as a regional banking and commercial center.

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(3) The Federal Reserve Bank Building makes an especially important contribution to the integrity of the historic streetscape of South Tryon Street.

The property owner does not support the historic designation. Based on the current assessment and tax rate, the amount of deferrable taxes would be $4,171.62. The Department Review Process reveals no conflicts between the historic designation and City projects.

Recommend adoption of an ordinance designating the property known as the Federal Reserve Bank Building, located at 401 S. Tryon Street, specifically, the exterior of the building only, as historic property.

Attachment No. 4

6. Hearing on Petition No. 84-57 by Raj Kumar for a site plan amendment to an already existing B-1SCD zoning for a 5.86 acre site located at the southwest corner of Albemarle Road and Delta Road.

Attachment No. 5-A

7. Hearing on Petition No. 84-60 by the Charlotte-Mecklenburg Planning Commission for a zoning ordinance text amendment to Section 1616 of the City Code of the City of Charlotte regarding Special Yard Requirements for Corner lots.

Attachment No. 5-B

8. Hearing on Petition No. 84-61 by William H. Milner for a change in zoning from R-12 to R-15MF(CD) for a 32.7 acre site located on the north side of Arrowood Road, between I-77 and York Road.

Attachment No. 5-C

9. Hearing on Petition No. 84-62 by Killian Mobile Home Park, Inc. for a change in zoning from I-1 and I-2 to R-MH for a 15.98 acre site located at the north end of McDaniel Lane, adjacent to Killian Mobile Home Park.

Attachment No. 5-D

10. Hearing on Petition No. 84-64 by Queen City Investors II for a change in zoning from R-12MF to O-15 for a .33± acre lot located at Albemarle Road, west of its intersection with Delta Road.

Attachment No. 5-E

11. Hearing on Petition No. 84-65 by Mecklenburg County for a change in zoning from O-6 and B-2 to U-MUD for 6.574 acre site located at 700 E. Fourth Street, the block bounded by E. Fourth Street, S. Alexander Street, E. Third Street and S. McDowell Street.

Attachment No. 5-F

12. Hearing on Petition No. 84-66 by Thomas L. Brown for a change in zoning from R-6MF to O-6 for a .13 acre site located at 712 Oakland Avenue, south of Central Avenue.

Attachment No. 5-G

POLICY AGENDA

13. Decision on Petition No. 83-68 by T. A. Bella for a change in zoning from R-9 to O-15(CD) for a 5.95 acre site located at 6300 Wilora Lake Road near Eastland Mall.

The Planning Commission recommends that the petition be approved subject to City Council action regarding Wilora Lake Drive (See Finding #6). City Council approved the temporary closing of a portion of Wilora Lake Drive at its meeting Monday, September 10, 1984.

Attachment No. 6

14. (The Engineering Department is continuing to work on the financing of this project and additional information may be available in Friday's memo.)

Decision on Petition No. 84-19 by The Walsh Corporation for a change in zoning from R-12 to O-15(CD) for a 18.8 acre site located along the easterly side of Wilora Lake Drive, north of Albemarle Road in the vicinity of Eastland Mall.

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A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring nine 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 approved subject to City Council action on Wilora Lake Road (See Detailed Finding No. 8.)

Attachment No. 7-H

15. Decision on Petition No. 84-20 by The Walsh Corporation for a change in zoning from R-12 to R-15MF(CD) for a 31.4 acre site located along Jenkins Drive, east of Wilora Lake Road, and north of Albemarle Road in the vicinity of Eastland Mall.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring nine 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 approved subject to City Council action regarding Wilora Lake Road (See Detailed Finding No. 8.)

Attachment No. 7-I

16. Decision on Petition No. 84-24 by John Crosland Company for a change in zoning from R-15 to R-15MF(CD) for a 9.7± acre site at the southeast corner of Sharon Road and Sharon View Road at 5001 Sharon Road.

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

Attachment No. 7-J

17. Decision on Petition No. 84-26 by Waller Construction, Inc. for a change in zoning from R-12 to R-15MF(CD) for a 14.16 acre site along the north side of Park Road, and east side of Briar Creek.

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

Based upon a request by the petitioner the Planning Commission recommends that the petition be denied.

Attachment No. 7-K

18. Decision on Petition No. 84-37 by Southeastern Freight Lines for a change in zoning from I-1 and R-9 to I-2(CD) and R-9(CD) for a 16.084 acre site located on the south side of I-85, between North Graham Street and Sugar Creek Road.

The Planning Commission recommends that the petition be approved for I-2(CD) and R-9(CD) in lieu of the originally requested I-2(CD). (See attached map).

Attachment No. 8-L

19. Decision on Petition No. 84-45 by John W. Harding for a change in zoning from R-9 to B-1(CD) for a .26± acre site located at 2727 and 2801 Selwyn Avenue, north of Colony Road.

The Planning Commission recommends that the petition, as amended, be approved.

Attachment No. 8-M

20. Decision on Petition No. 84-48 by the Metrolina Association for the Blind for a change in zoning from R-6MF to O-6(CD) for a 7,000 square foot lot located at 700 Louise Avenue.

The Planning Commission recommends that the petition, as amended, be approved.

Attachment No. 8-N

21. Decision on Petition No. 84-50 by JRS Enterprises, Inc. for a change in zoning from R-12 to O-6(CD) for a .44± acre site located to the rear of 9314 Albemarle Road, east of Harrisburg Road.

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The Planning Commission recommends that the petition, as amended, be denied.

Attachment No. 8-O

22. Decision on Petition No. 84-52 by Robert Lee Burch and wife, Mary Alice Burch and Maynard E. Tipps for a change in zoning from R-6MF to O-6(CD) for 3 parcels of land totaling .5238 acre located at 1701, 1705 and 1709 Amherst Place, in the Cherry neighborhood.

The Planning Commission recommends that the petition, as amended, be approved.

Attachment No. 8-P

23. Decision on Petition No. 84-55 by Condel Investments, Inc. for a site plan amendment to an already existing R-20MF zoning for a 22.3 acre site located at 6632 Delta Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 8-Q

24. Decision on Petition No. 84-56 by NCNB National Bank of North Carolina for a change in zoning from R-9 to R-9(CD) for a 1.88 acre site located south of I-85 Service Road, between Graham Street and Sugar Creek Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 8-R

25. Recommend adoption of a resolution providing for a public hearing on Monday, October 15, 1984, at 6:00 p.m., in the Board Room of the Education Center, to consider a change in the Subdivision Ordinance.

26. Recommend adoption of a resolution providing for public hearings on Monday, October 15, 1984, at 6:00 p.m., in the Board Room of the Education Center, on Petition Nos. 84-67 through 84-75 for zoning changes.

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