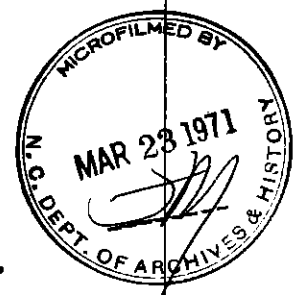


A regular meeting of the City Council was held in the Council Chamber, City Hall, at 4 p.m., on Wednesday, April 20, 1949, with Mayor Baxter presiding, and Councilmen Albea, Childs, DeLaney, Jordan, McKee and White present.



INVOCATION.

The invocation was given by Councilman Claude L. Albea.

MINUTES APPROVED.

Upon motion of Councilman Albea, seconded by Councilman Jordan, and unanimously carried, the minutes of the last meeting, on April 13th, were approved as submitted.

ORDINANCE (NO. 64) AMENDING THE ZONING ORDINANCE.

Pursuant to the introduction of an Ordinance to Amend the Zoning Ordinance, and the adoption of a Resolution on March 30th, fixing the date of the hearing thereon at 4 p.m., on April 20th, to change the Building Zone Map from R-1 to R-2 district on property located between The Plaza, Mecklenburg Avenue, Thurmond Place and Mimosa Avenue, the Mayor stated that interested persons would now be heard.

Mr. B. M. Boyd, 2200 The Plaza, stated he had requested the zoning change, and urged the adoption of the ordinance. No objections were voiced. Whereupon, motion was made by Councilman DeLaney that the ordinance be adopted. Motion was seconded by Councilman Childs, and unanimously carried. Ordinance is recorded in full in Ordinance Book 11, at Page 31.

UNANIMOUS CONSENT OF COUNCIL GIVEN THE PRESENTATION OF ZONING OF ANNEXED TERRITORY.

Upon motion of Councilman DeLaney, seconded by Councilman Jordan, the unanimous consent of Council was given the presentation of the recommendations of the Zoning Commission for zoning the areas incorporated in the city on January 1, 1949 and the establishment of light industrial districts.

ZONING OF TERRITORY TAKEN INTO CITY JANUARY 1, 1949 AND ESTABLISHMENT OF LIGHT INDUSTRIAL DISTRICTS.

Pursuant to the public hearing held at 2:30 o'clock p.m. on the subject, Councilman White moved the adoption of the recommendations of the Charlotte Zoning Commission with respect to zoning the areas incorporated on January 1, 1949, and the establishment of light industrial districts, as shown on the map presented on March 30, 1949, with this exception:

"That the plot of land lying along Sugaw Creek and known as the Wakefield Park Subdivision be, and it hereby is, classified as a Residence-2 district".

Motion seconded by Councilman Childs, and unanimously carried.

The Report and recommendations of the Zoning Commission is as follows:

"Charlotte, N. C., March 21, 1949

Mayor H. H. Baxter
Members of the City Council
City of Charlotte, N. C.

Zoning of the Newly-incorporated Areas.

Gentlemen:

We the members of the Zoning Commission, in accordance with your instructions, have made a complete survey of the perimeter area adjacent to the City of Charlotte and which became a part of the City January 1, 1949.

Note: Map preferred to herein is on file in City Engineering Dept.

We made several trips and investigated all areas which will be annexed to the City, and have prepared a Map showing our recommendations for zoning this new part of the City. The zones shown are similar to the zones covered by the existing zoning ordinance as follows:

R-1 -- Residence district
R-2 -- Residence district
B-1 -- Business district
Industrial district

These zones shall be subject to the same regulations set up for such districts in the existing ordinance for such districts.

Public hearings were held on Monday, February 21st and on Monday, February 28th, at which suggestions and requests from interested citizens were received and considered. A copy of the Minutes of these meetings, together with all the correspondence and petitions is attached hereto.

After careful consideration of all factors involved, we submit herewith a Map showing our final recommendations for zoning this area.

We realize the present and future needs within the city limits for suitable locations where large or garden type apartment projects, or neighborhood shopping centers, may be built, but as our zoning was for the entire area, we did not deem it our duty to provide such spot zoning as this would require; this, obviously, being a zoning job requiring detailed study of a specific location.

In addition to zoning the perimeter area, we have taken into consideration a recommendation from the Board of Adjustment, and we recommend the creation of two light industrial zones within the city. It is apparent that there is a need for such a classification, and the two areas selected are shown on the map, and are made a part of our recommendation. One area is along West Trade Street from Irwin Creek to about State Street, and the other is adjacent to South Boulevard between Worthington Avenue and McDonald Street. We recommend that the zoning ordinance be amended to include the zone as follows:

Section 7-A. A. USES. Within any Light Industrial district, as indicated on the Building Zone Map, no building or land shall be used, and no building shall be hereafter erected or structurally altered, except for the following uses; provided, however, that no article or material shall be kept, stored or displayed outside the confines of the building unless it be so screened by fences, walls or planting that it cannot be seen from a public street. Where a lot is occupied by any commercial or industrial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such manner as not to obstruct freedom of traffic movement upon the public street:

Any use permitted in a Business-1 district.

Automobile accessories, sales and repair, Bakery, Bottling works, Candy manufacture, Engraving plant, Envelope manufacture, Garage, Jewelry and Watch manufacture, Laundry and Cleaning establishments, Optical goods manufacture, Sporting goods manufacture, Storage of Dry Goods, and Tobacco manufacture.

Area Restrictions: Front yard restrictions, side yard restrictions, and rear yard restrictions shall be the same as those contained in Section V, Business-1 districts.

Height Regulations: Same as in Section V, Business-1 districts.

We respectfully submit the above recommendations for your consideration, and if we can be of any further assistance, please do not hesitate to call upon us.

Yours very truly,

CHARLOTTE ZONING COMMISSION
Fred N. Thompson, Chairman.

CHANGE IN NAME OF WALKER AVENUE TO WASHBURN AVENUE.

Upon motion of Councilman White, seconded by Councilman Childs, and unanimously carried, the name of Walker Avenue was changed to Washburn Avenue, as recommended by the Planning Board.

TRANSFER OF FUNDS.

Councilman White moved that \$10,000.00 be transferred from the Reserve for Airport Runways Maintenance Account, to Reserve for Architectural and Engineering Fees for Airport Administration Building, in the General Fund. Motion seconded by Councilman McKee, and unanimously carried.

DRAWINGS AND SPECIFICATIONS FOR NEW SEWER OUTFALL AND NEW SUGAW CREEK SEWAGE TREATMENT PLANT APPROVED.

Motion was made by Councilman Albea, seconded by Councilman White, and unanimously carried, approving the Drawings and Specifications of the New Sewer Outfall, from the existing Sugaw Creek Sewage Treatment Plant to the proposed New Treatment Plant, and of the new Sugaw Creek Sewage Treatment Plant, as submitted by the Engineers, J. N. Pease & Company.

AGREEMENTS AUTHORIZED FOR PURCHASE OF WATER MAINS.

Upon motion of Councilman Albea, seconded by Councilman DeLaney, and unanimously carried, agreements for the purchase of water mains located within the area annexed on January 1st, were authorized with the following persons, in accordance with the terms of the contracts:

- (a) Agreement with O. E. Mathis, for a total of approximately 3,923 feet of mains in Enderly Road, Coker Avenue, Macomb Street, and Mathis Drive, at a total price of \$3,344.24.
- (b) Agreement with Plaza Acres Construction Company, for a total of approximately 594 feet of mains and one fire hydrant in Dade Street, at a total price of \$601.59.
- (c) Agreement with Belvedere Hosiery Company, for 697 feet of mains and one fire hydrant, in Rozzells Ferry Road, at a total price of \$1,996.67.
- (d) Agreement with W. T. Minor, for a total of approximately 7,944 feet of mains in Central Avenue, Arnold Drive, Marshall Boulevard, Crosley Place, Lee Avenue, Draper Avenue and Clark Circle, at a total price of \$10,824.77.

CONTRACT WITH REGAL REALTY COMPANY FOR WATER MAINS IN REGAL HEIGHTS SUBDIVISION.

Councilman Albea moved that contract be authorized with The Regal Realty Company for the construction of 6,908 feet of water mains and 6 fire hydrants in Regal Heights Subdivision, at an estimated cost of \$16,862.00, to serve 147 residential lots; the construction costs to be borne by the applicant, the first cost of which to be refunded in accordance with the terms of the contract. Motion seconded by Councilman McKee, and unanimously carried.

CONSTRUCTION OF NEW SANITARY SEWERS.

Upon motion of Councilman Jordan, seconded by Councilman Childs, and unanimously carried, the construction of new sanitary sewers were approved at the following locations:

- (a) 145 feet of sewer in Baltimore Avenue, at an estimated cost of \$323.40, to serve 3 houses erected, at the request of Amanda Williams, 2618 Baltimore Avenue.
- (b) Contract with Regal Realty, Inc., for 11, 711 feet of sewers in Regal Heights Subdivision, at an estimated cost of \$37,495.48. Construction costs to be borne by the applicant, the first cost of which to be refunded in accordance with the terms of the contract.

- (c) Contract with O. E. Mathis, for 4-029 feet of sewers in the Glenwood Section, at an estimated cost of \$18,665.29. Construction costs to be borne by the applicant, the first cost of which to be refunded in accordance with the terms of the contract.

SPECIAL OFFICER PERMITS.

Motion was made by Councilman Jordan, seconded by Councilman Albea, and unanimously carried, authorizing the issuance of Special Officer Permits to the following persons:

- (a) Renewal permit to T. P. Fowlet, on the premises of Southern Bell Telephone Company.
- (b) Permit to Price A. Kelly and E. T. Watson on the premises of American Trust Company.

REPORT OF GASOLINE PURCHASES FROM JANUARY 1st THROUGH MARCH 31st, 1949, FROM ESSO STANDARD OIL COMPANY.

The City Manager reported that 73,958 gallons of gasoline had been purchased from Esso Standard Oil Company during the period January 1st through March 31st, 1949, at a total price of \$14,074.65, which together with previously reported purchases makes a total of 196,656 gallons of gasoline purchased to date under our agreement with the Oil Company, and the authority of Council on August 4, 1948, said purchases not to exceed 280,000 gallons.

CEMETERY DEEDS TRANSFERRED.

Councilman Albea moved that the Mayor and City Clerk be authorized to execute the following deeds for the transfer of cemetery lots. Motion seconded by Councilman McKee, and unanimously carried:

- (a) Deed with M. Lee Heath and wife, Anne P. Heath, for Lot 36, Section 3, Evergreen Cemetery, at \$536.00.
- (b) Deed with W. J. Scoggins, for Perpetual Care on Lot 40, Section L-Annex, Elmwood Cemetery, at \$100.00.

UNDOCKETED ITEMS PRESENTED BY UNANIMOUS CONSENT.

Upon motion of Councilman Albea, seconded by Councilman Jordan, the following items were presented with the unanimous consent of Council.

ESTABLISHMENT OF CREDIT UNION IN FIRE DEPARTMENT AND PAYMENT OF LOANS BY PAYROLL DEDUCTION.

Councilman White moved approval of the request of the Fire Department for authorization of the establishment of a Credit Union within the Fire Department and the payment of loans through a payroll deduction plan. Motion seconded by Councilman Jordan, and unanimously carried.

EMPLOYMENT OF RECORD CLERK FOR THE FIRE PREVENTION BUREAU IN THE FIRE DEPT.

Councilman Jordan moved that the request of the Fire Department for the employment of a Record Clerk in the Fire Prevention Bureau, at a salary not to exceed \$160.00 per month, be approved. Motion seconded by Councilman White, and unanimously carried.

SALE OF AIRPORT BUILDING NO. 333 TO W. M. WITHROW.

Upon motion of Councilman Childs, seconded by Councilman Albea, and unanimously carried, the offer of Mr. W. M. Withrow to purchase Building No. 333 at Douglas Municipal Airport, at a price of \$300, was accepted.

ADJOURNMENT.

Upon motion of Councilman Childs, and unanimously carried, the meeting was adjourned.

Lillian R. Hoffman
City Clerk