<u>AGENDA</u>

Meeting Type:	20N1NG
Date:	03/23/1988

City of Charlotte, City Clerk's Office

Mayor Sue Myrick

Mayor Pro Tem Al Rousso

John A (Cus) Campbell
Stanley M Campbell
Dan Clodfelter
Charlie S Dannelly
Cleria Fenning

Roy Mattheus
Cyndee Patterson
Ella Butler Scarborough
Richard Vinroot
Velva W Woollen

Council Agenda

Wednesday, March 23, 1988

5:00 p.m. - Dinner Rooms 237 and 239, Education Center

6:00 p.m. - ZONING HEARINGS

Board Room, Education Center

ITEM NO.

l. Invocation.

PUBLIC HEARINGS

Hearing on Petition No. FLOOD 88-1 by Charlotte-Mecklenburg Planning Commission for a text amendment to Chapter 9 of the Charlotte City Code, Floodway Regulations.

Attachment No. 1.

Hearing to consider designation of the Charlotte Coca-Cola
Bottling Company Plant located at 1401-09 West Morehead Street,
Charlotte, North Carolina, including the land upon which it
sits, as historic property.

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

- (1) The Charlotte Coca-Cola Bottling Company Plant, erected in 1930, is an especially bold and striking example of commercial building Art Deco style architecture in pre-World War II Charlotte.
- (2) The building was designed by M. R. "Steve" Marsh (1901-1977), an architect of local and regional significance, and is an important example of Marsh's work.

- (3) The building contains distinctive decorative detail fashioned by Ornamental Stone Company of Charlotte.
- (4) J. Luther Snyder, the founder of the Charlotte Coca-Cola Bottling Company, was a leader in the civic and business life of Charlotte during the first half of the twentieth century.

The property owner fully supports the historic designation.

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.

Based on current assessment and tax rate, the amount of deferrable taxes would be 116,120 times the 1987 tax rate.

Recommend adoption of an ordinance designating the Charlotte Coca-Cola Bottling Company Plant, and the grounds upon which it sits, as historic property.

Attachment No. 2.

Hearing to consider designation of the Thad A. Adams House located at 604 Clement Avenue, Charlotte, North Carolina, and the land upon which it sits, as historic property.

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

- (1) The Thad A. Adams House, erected in 1908, was the home of Thaddeus Awasaw Adams (1877-1958), a prominent lawyer in Charlotte for nearly fifty years and president of the Mecklenburg Bar Association.
- (2) This house is one of the oldest surviving "period houses" in the Clement Avenue section of the Elizabeth neighbor-hood, one of Charlotte's earliest and most prestigious streetcar suburbs.
- (3) The house is situated at an especially strategic location in terms of the Clement Avenue streetscape, which is the most intact historic streetscape in this section of the Elizabeth neighborhood. (The house is on a corner lot with huge oak trees).

The property owner fully supports the historic designation.

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.

Based on the current assessment and tax rate, the amount of deferrable taxes would be \$804.35.

Recommend adoption of an ordinance designating the Thad A. Adams House, and the grounds upon which it sits, as historic property.

Attachment No. 3.

Hearing on Petition No. 88-18 by Greater Charlotte Veterinary Medical Association for a text amendment to allow veterinary outpatient clinics in B-2 and Industrial Districts.

Attachment No. 4-A.

Hearing on Petition No. 88-19 by J. D. Allen and James W. Beam for a change in zoning from R-6 to R-9MF(CD) for a 4.5 acre site located at the northwest corner of the intersection of Freedom Drive and Allenbrook Road.

Attachment No. 4-B.

Hearing on Petition No. 88-20 by Hope Haven, Inc. for a change in zoning from R-9 to R-15MF(CD) for a .766 acre site located at 2700 Park Road, across from Salem Drive.

Attachment No. 4-C.

Hearing on Petition No. 88-21 by Terracraft, Inc. (USA) for a change in zoning from R-15 and R-15MF to R-20MF (Innovative) for an 8.58 acre site located on the north side of Sardis Lane, east of Providence Road.

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

Attachment No. 4-D.

Hearing on Petition No. 88-22 by Emolyn S. Crow and Trinity Baptist Church for a change in zoning from R-9 to BD(CD) and I-1(CD) for a 9.5 acre site located on the southerly side of Arrowood Road between I-77 and N.C. 49.

Attachment No. 4-E.

Hearing on Petition No. 88-23 by University Executive Park for a change in zoning from I-1(CD) to BP for a 28.7 acre site located on the northerly side of I-85 Service Road east of Sugar Creek Road.

Attachment No. 4-F.

Hearing on Petition No. 88-24 by Clay Hucks for a change in zoning from R-9MF to O-6(CD) for two parcels of land totaling approximately 1½ acres located on the northerly side of Monroe Road between Shade Valley Road and Eaton Road.

Attachment No. 4-G.

POLICY AGENDA

Decision on Petition No. 87-71 by the Charlotte-Mecklenburg Planning Commission to revise the Historic District regulations contained in the Zoning Ordinance to comply with state law and federal guidelines.

The Planning Commission recommends that the amendment, as modified, be approved.

Attachment No. 5-H.

Decision on Petition No. 88-9 by Charles Goldstein for a text amendment to Section 3062.25 to permit bakeries with wholesale sales and manufacturing up to 10,000 square feet of floor area in a B-2 district.

The Planning Commission recommends that the amendment be denied.

Attachment No. 5-I.

Decision on Petition No. 88-10 by the Charlotte-Mecklenburg Planning Commission for text amendment to Zoning Ordinance Sections 3053, 3056 and 3066.1 (U-MUD and U-MUD-0) to incorporate several changes and clarifications of standards.

The Planning Commission recommends that the amendment, as modified, be approved.

Attachment No. 6.

Decision on Petition No. 88-12 by Harlon, Inc., for a change in zoning from R-20MF(CD) and R-12MF to R-20MF and an R-20MF Site Plan Amendment for a 29.15 acre site located on the east side of Delta Road across from Wallace Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-J.

Decision on Petition No. 88-15 by Target Properties, Inc. for a change in zoning from R-6MF to UR-1(CD) for a 15,750 square foot parcel located at 516 East 35th Street on the westerly corner of the intersection of Yadkin Avenue and East 35th Street.

The Planning Commission recommends that the petition be approved.

Attachment No. 7-K.

Recommend adoption of a resolution calling for public hearings on Monday, April 18, 1988, at 6:00 p.m. in the Board Room of the Education Center, on Petitions SUB 88-1, and 88-25 through 88-31 for zoning changes.

BUSINESS AGENDA

18. Appointments to Productivity Study Task Force.

Names of nominees will be available prior to meeting.