



City of Charlotte, City Clerk's Office



Mayor Sue Myrick

Mayor Pro Tem Al Rousso

John A (Gus) CampbellRoy MatthewsStanley M CampbellCyndee PattersonDan ClodfelterElla Butler ScarboroughCharlie S DannellyRichard VinrootCloria FenningVelva W Woollen

Council Agenda Monday, October 17, 1988

5:00 p.m. - Dinner Chamber Conference Room

Conditional Rezoning Review Thomasboro/Hoskins Special Project Plan Albemarle Road Small Area Plan

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



1. Invocation by the Reverend L. D. Parker, St. Luke's Baptist Church

PUBLIC HEARINGS

2. Hearing to consider designation of the Randolph Scott House (specifically, the exterior and the interior of the house, the exterior and the interior of the garage, and the entire tract of land upon which it sits), located at 1301 Dilworth Road as historic property.

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

(1) The Randolph Scott House, erected in 1926-27, was briefly the home of Randolph Scott (1903-1987), noted cinema actor.

- (2) This house was designed by Louis H. Asbury (1877-1975), an architect of local and regional significance.
- (3) The Randolph Scott House occupies a strategic location in terms of the townscape of Dilworth, Charlotte's initial streetcar suburb.



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(4) George Grant Scott (1867-1936), the initial owner of the Randolph Scott House, was an influential resident of Charlotte, including representing Fourth Ward on the Board of Aldermen.

The property owners, James A. Haynes and wife Ellen M. Haynes concur with the designation.

The Department Review process revealed no conflict with other City projects.

Based on the current assessment and tax rate, the amount of deferrable taxes would be \$1,359.68.

Recommend adoption of an ordinance designating the Randolph Scott House, including the exterior and the interior of the house as well as the exterior and interior of the garage, and the entire tract of land upon which it sits, as historic property.

Attachment No. 1

Hearing to consider designation of Hoskins Mill (specifically, the exterior and the interior of the mill, the exterior and the interior of the office building and the land upon which it sits), except for a five-foot-wide strip bordered by and running parallel with the current edge of right-of-way of South Hoskins Road, located at 201 South Hoskins Road, as historic property.

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

- The Hoskins Mill is one of the best preserved textile mill complexes which survive in Mecklenburg County.
- (2) The Mill office building is a unique remnant of the textile mill architecture of Mecklenburg County.
- (3) The Hoskins Mill is the historic heart of the surrounding

Hoskins Textile Mill Village.

(4) E. A. Smith (1862-1933), the principal organizer of the Hoskins Mill, became a leading textile executive of Mecklenburg County.

No response was received from the owner, therefore it is assumed they do not oppose this designation.



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The Department Review Process revealed a conflict with the Engineering Department's request that a five-foot-wide corridor be reserved for expansion of the right-of-way of Hoskins Road. The Commission amended the draft ordinance to satisfy that concern.

Based on the current assessment and tax rate, the amount of deferrable taxes on the Hoskins Mill, Hoskins Office Building and the land is \$3,676.06.

Recommend adoption of an ordinance designating the Hoskins Mill, including the exterior and interior of the mill as well as the exterior and interior of the office building, and the land upon which it sits, except for a five-foot-wide corridor along Hoskins Road, as historic property.

Attachment No. 2

Hearing to consider designation of the Mayer House, (specifically, the exterior and the interior of the building, and the entire tract of land) located at 311 East Boulevard as historic property.

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

- (1) The Mayer House, erected c. 1907-08, is one of the older houses in Dilworth, Charlotte's initial streetcar suburb.
- (2) This house makes an important contribution to the integrity of the East Boulevard streetscape, Dilworth's principal trolley thoroughfare at the turn of the century.
- (3) Carson McCullers (1917-1967), noted author, wrote part of her famous novel, <u>The Heart is a Lonely Hunter</u>, while living in the house.
- (4) The Mayer House is an outstanding local example of adaptive re-use of an historic structure.

No response was received from the property owners, therefore it is assumed they concur with the 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.

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Based on the current assessment and tax rate, the amount of deferrable taxes on the Mayer House and land would be \$1,113.94.

Recommend adoption of an ordinance designating the Mayer House, including the exterior and interior and the entire tract of land upon which it sits as historic property.

Attachment No. 3

5. Hearing to consider designation of the St. Peter's Episcopal Church (specifically, the exterior and the interior of the sanctuary, the exterior of the parish house, and the entire tract of land located at 339 North Tryon Street, as historic property.

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

(1) St. Peter's Episcopal Church, organized as a parish in 1844, has played a central role in the religious and humanitarian life of Charlotte and Mecklenburg County, most notably by fostering the creation of other Episcopal

parishes, including St. Martin's, St. Marks, The Church of the Holy Comforter, St. Michael and All Angels, and founding St. Peter's Hospital (1876), Thompson Orphanage (1886) and Good Samaritan Hospital (1891).

- (2) St. Peter's Episcopal Church, completed c. 1914, is one of Charlotte's best surviving examples of Victorian Gothic style architecture.
- (3) The Church, situated on the southwestern quadrant of the intersection of North Tryon Street and Seventh Street, is strategically located in terms of the North Tryon Street streetscape.

The church favors designation of only the exterior of the main church building.

The Department Review process revealed no conflicts between the historic designation and City projects.

Sin it is a church, St. Peter's Episcopal Church is exempted from the payment of property taxes.

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Dr. Dan L. Morrill, Consulting Director of the Charlotte-Mecklenburg Historic Properties Commission, is requesting that he be allowed to withdraw this designation, which has been advertised for a public hearing this evening. A copy of Dr. Morrill's letter is attached.

Attachment No. 4

6. Hearing on Petition No. 88-80 by the Charlotte-Mecklenburg Planning Commission, for a text amendment to Section 2100 of the Charlotte City Code, Sign Regulations, to allow off-site directional signs, and temporary off-site real estate signs.

Attachment No. 5-A

Hearing on Petition No. 88-81 by Harry Grimmer and Company, Inc. for a change in zoning from R-15MF(CD) to R-12(CD) and a Site Plan Amendment to an existing R-15MF(CD) zoning, for a 4.2 acre site located on the west side of Carmel Road north of Shadow Lake Drive.

Attachment No. 5-B

Hearing on Petition No. 88-82 by Land Shapes, Inc. for a change in zoning from R-15 to R-20MF (Innovative) for a 9 acre site located on the southerly side of Sardis Road at the intersection of Sardis Road and Randolph Road.

Attachment No. 5-C

Hearing on Petition No. 88-83 by C. N. Reid for a change in zoning from I-2 to B-1SCD for a 10.67 acre site located on the westerly side of South Boulevard south of Woodlawn Road.

Attachment No. 5-D

10. Hearing on Petition No. 88-84 by B. T. Venture Corporation for a Site Plan Amendment to an existing R-20MF zoning for a 22.52 acre site located on the westerly side of Delta Road north of Wallace Avenue.

Attachment No. 5-E

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Hearing on Petition No. 88-85 by W. S. Abernathy and Nancy A. 11. Starrette for a change in zoning from B-2, R-12MF and R-9 to B-2(CD), R-12MF(CD) and R-9(CD) for an 88 acre site located on the west side of North Tryon Street in the vicinity of Eastway Drive intersection.

Attachment No. 5-F

Hearing on Petition No. 88-86 by The People That Love Community 12. Outreach Center, for a Site Plan Amendment to an existing B-1(CD) zoning for a .69 acre site located on the northeasterly corner of Oaklawn Avenue and Wayt Street.

Attachment No. 5-G

POLICY AGENDA

13. Decision on Petition No. 88-57 by the Charlotte-Mecklenburg Planning Commission for a text amendment to the Zoning Ordinance, Section 2100, to amend the City sign regulations to make the City and County ordinances the same.

The Planning Committee recommended that Items #1-7 be approved and that item #8 be denied. In conjunction with the recommendation for item #8, the Planning Committee recommends that City Council consider asking County Commission to amend its ordinance to delete the provision which allows new billboards in B-2.

Attachment No. 6

Decision on Petition NO. 88-47 by Terracraft, Inc., for a change 14. in zoning from R-15 to R-6MF(CD) for a 3.88 acre site located on the westerly side of Sharon Road near Myers Park Country Club.

> A protest petition has been filed and found 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.

No recommendation was made by the Zoning Committee, as a motion to approve failed and no additional motion was offered.

Attachment No. 7-H

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15. Decision on Petition No. 88-67 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to U-MUD for a 3.4 acre site bounded by West Sixth Street, West Fifth Street, Southern Railroad right-of-way, and North Graham Street.

A protest petition has been filed and found 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.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-I

16. Decision on Petition No. 88-68 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 to R-6MF for an approximate 5 acre tract located east of Westerly Hills Drive, south of Meredith Avenue near the Queensgate Shopping Center.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-J

17. Decision on Petition No. 88-69 by the Charlotte-Mecklenburg Planning Commission (Wilkinson Boulevard Special Project Plan) for a change in zoning from I-2 to R-6MF for a 13.5 acre tract located on the north side of Havelock Avenue extending from Mulberry Church Road to beyond Morris Field Drive.

> A protest petition has been filed and found 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.

The Zoning Committee recommends the following actions with regards to this property:

- A. Rezone the portion of the petition between Mulberry Church Road and Alleghany Street from I-2 to I-1.
- B. Approve balance of petition to R-6MF.

Attachment No. 7-K

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18. Decision on Petition No. 88-70 by the Charlotte-Mecklenburg Planning Commission (Wilkinson Boulevard Special Project Plan) for a change in zoning from I-2 to I-1 for an approximate 50 acre site located on the northerly side of Wilkinson Boulevard from Mulberry Church Road to beyond Morris Field Drive across from Hillview Avenue and on the southerly side of Wilkinson

Boulevard between Billy Graham Parkway and Old Dowd Road.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-L

19. Decision on Petition No. 88-71 by the Charlotte-Mecklenburg Planning Commission (Wilkinson Boulevard Special Project Plan) for a change in zoning from I-1 to 0-6 for a 1.9 acre tract located on the northeast corner of Remount Road and Wilkinson Boulevard.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-M

20. Decision on Petition No. 88-72 by the Charlotte-Mecklenburg Planning Commission (Wilkinson Boulevard Special Project Plan) for a change in zoning from I-1 to B-1 for a 12.8 acre site located on the northerly side of Wilkinson Boulevard on both sides of Berryhill Road.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-N

21. Decision on Petition No. 88-73 by the Charlotte-Mecklenburg Planning commission (Belmont Special Project Plan) for a change in zoning from R-6MF and R-I to R-6 for an approximate 116 acre site bounded by Parkwood Avenue, Hawthorne Lane, Van Every

Street and Sugar Creek.

The Zoning Committee recommends approval of the petition to R-6, with the exception of a lot at the intersection of McDowell and East 18th Streets which is recommended to remain zoned R-I to accommodate a non-contiguous church parking lot.

Attachment No. 7-0

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Decision on Petition No. 88-74 by the Charlotte-Mecklenburg 22. Planning Commission (Belmont Special Project Plan) for a change in zoning from B-1 to R-6 for an approximate 6.2 acre site located on Belmont Avenue between Pegram Street and Harrill Street, and on Belmont Avenue between Seigle Avenue and Sugar Creek, and several parcels at the intersection of Pegram Street

and East 15th Street.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-P

Decision on Petition No. 88-75 by the Charlotte-Mecklenburg 23. Planning Commission (Belmont Special Project Plan) for a change in zoning from B-1 to R-6 for a 3.6 acre site located on the southerly side of Parkwood Avenue between Harrill Street and Pegram Street.

> A protest petition has been filed and found insufficient to invoke the 3/4 rule.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-Q

Decision on Petition No. 88-76 by the Charlotte-Mecklenburg 24. Planning Commission (Belmont Special Project Plan) from a change in zoning from R-6MF to R-12MF for an 8 acre site located south of East 17th Street between Hawthorne Lane and Pegram Street.

> A protest petition has been filed and found 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.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-R

25.

Decision on Petition No. 88-77 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-1 to R-12MF for 10 parcels totaling approximately 2 acre site located on the easterly side of Umstead Street south of Parkwood Avenue.



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A protest petition has been filed and found 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.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-S

- 26. Decision on Petition No. 88-78 by Kings Investors for a Site Plan Amendment to an existing O-6(CD) zoning for a .95 acre site located to the rear of the Kings Court Retail Center off Kings Drive.
 - The Zoning Committee recommends that the petition be approved.

Attachment No. 7-T

27. Decision on Petition No. 88-79 by James E. Merrifield (Crosland-Erwin) for a change in zoning from B-1 and B-2(CD) to B-1(CD) for a 1.5 acre site located at the northwest quadrant of

the I-77 and Clanton Road Interchange.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-W

28. Recommend adoption of a resolution calling for public hearings on Monday, November 21, 1988 at 6:00 P.M. in the Meeting Chamber, located in the Charlotte Mecklenburg Government Center, on Petitions No. 88-87 through 88-92 for zoning changes.

BUSINESS AGENDA

28. Recommend approval of the Thomasboro/Hoskins Special Project

Plan as a guide to future land use and zoning decisions.

Attachment No. 8

29. Recommend approval of the Albemarle Road East of Delta Small Area Plan as a guide to future land use and and zoning decisions.

Attachment No. 9

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SCHEDULE OF MEETINGS <u>October 17 - 23, 1988</u>

Monday, October 17 DISABILITY EMPLOYMENT AWARENESS MONTH COUNCIL/MANAGER DINNER Chamber Conference Room ZONING MEETING Meeting Chamber, CMGC

ANNUAL MAYOR'S BREAKFAST - RECOGNITION OF Goodwill Industries, 2122 Freedom Drive

Tuesday, October 18

CITY/COUNTY LUNCHEON lith Floor Conference Room, CMGC

12:00 Noon

7:30 a. m.

5:00 p. m.

6:00 p. m.

Sunday, October 23 INTERNATIONAL CITY MANAGEMENT ASSOCIATION CONFERENCE -

Opening Ceremony Meal Charlotte Motor Speedway

4:30 p. m. 6:15 p. m.