<u>AGENDA</u>

Meeting Type:	S
Date.	07-25-1990
SUBJECT	Joint City County School Board New Zoning Ordinance

City of Charlotte, City Clerk's Office

7/25/90 NEW ZONING ORDINANCE CITY/COUNTY/PANNING COMMISSION Suc Myrick . Carla Du Pay Rod autrey 515 Stan Campbell Len andrews 515 Dan Clotheller Jury Blackman 5.15 ann Sammond V Peter Leebers Barbara Lockwood Fat Mc Crony Jom Mangum) Bob Walton Hoyle Martin Ray Mathews V Cyndle Patterson Ella Scalesough Reduct Thursof Lynn Whelen

4-15 PM.

STANLEY WATKINS - COUNTY IN PUBLIC HEARING
WILL JOIN WHEN FINISHED

SKIP TO ORDINANCE # IL-FOCUS AREAS

- SLIDES ON DISTRICT AREAS. CHANGES

BEING PROPOSED

OCHAPTER 9, 10 + 11
GENERAL DISTRICTS

-MINIMUM LOT SIZE 7-1 70 7-8 - MAJOR CHANGE - DENSITY BASED 5157E11) -- R-12MF - 14UNITS PER ACRE ELIMINATES - JUSTITUTION OF FLOOR AREA RATIO (FAR) - OFFICE DISTRICTS NOW

FAR. 60 0-2 30

FAR. 50 0-2 0-3 FAR

FAR. 50 B-2 + B-3 - B-3TELIMINATE - I-3 ELIMBTED - 11 50,000 SF FOR ALOT CLODFELTER- WHY KEEPING BD WATKINS - 15 IN LAND USE FUTURE - UMUD - UNCHINGED - OVERLAY DISTRICTS 415 TORIC AIRPORT OVERLAY ZONE NEW- MANUFACTURED 46MES SINGLE FAMILY MATTHEWS- CAN BE DONE BY REZONIA WATUNS- YES

- SPECIAL MURPOSE DISTRICTS.
-BPDISTRICT-
- MIXTURE OF HOUSING TYPE
RMH-MOBILE HOMES
- COMMERCIAL CENTER
CHAP , - NEIBHBOR HOOD SERVICE
- LOT USE FLEXIBILITY
HVERAGE SETBACK
- PACKING NOLOWEEL ALLOWED
- IN SETBACK
- PAKKING OVER 10 MUST BE
SCREENED FROM ROW
BUFFERS BETWEEN DISSINILAR
- ACCESSORY HOUSING - SAME
- LOT AS SINGLE FAMILY HOUSE
//
Hammand - SF DISTRICT-# 15 R-12
AUTOMATICALLY CHANGED TO DU
Wathins - Pocicy
1
CRAMTON
Hammond

Chambrand Chanton Cloffelter - MINIMUM LOT SIZEIN R-6 Wathers R-15 TO R-3-CANNOT FAIR OVER 3 DWELLING UNITS-Clodfelter - Watkins - R-6-LOWERED DENSITY Closfelter Watkins - R-9 7,000 50FT _Canto Confeller - STREET FRONTAGE RESTRICTION 2) allen (and Watters - IMPACT ON EUISTING WEIGHMA HOODS- 5m. SUBDIVISION REQUIRE-MENTS - RESTRICTED Cloddelter - Manne. Wathers - R-12- R-4/we planning Policy to set descrits Chollette

Clodfelter- no problem with underelyzed, but is with existing development Cranton. do en less than 10 yrs --- - studied Myera Park -- Clodfeller ____ - Clodfelter 6.2.2.2. - Called _ Cladfeller. Cana Cafeller _____ _ Canto - Hammond-CLUSTER DEVELOPMENT-STILL FAIRLY RIGID ON MINIUM LOT SIZE. Wollieno - Meximum separation applied to all subdivisions Hannol-The things Clocket -

Clodfetter - 10 ACRES - DEVELOP HALF-COME BACK CATER & SELL OTHER HAF Wallens - No INFILL DEV. STANDARDS -1/allen _Cafeller. Ulather -10 delle Watters - Height Requirement-40 Cranton Long Closfille. Watterno - CONDITIONAL REZONING Matthews - STATUS OF COND. REZONING IN FILTHER. mattend -Canton.

Water TEAFFIC IMPACT ANALYSIS (attende). 1 Maline RESIDENTIAL PRESERVATION. Watkins - CORRIDOR OVERLAY DISTRICT (mator Mathews) fatterson_ Wattens - NEIGHBORHOOD SERVICE DISTRICT Patter _ Watkend_-- autrey - Now many at last weeker meting_ Wathing - Z autrey-important that everyone know. Mannad.

(esulaus) Quelly. Pattern Wather - Astification Process NOTIFY EVERY PROPERTY OUNER that will be emparted 13/00 /10/11/24/ALS Confelter - DO WE NEED TELEPHONE "HOTCINE"- NO OUE FROM MANAGER'S OFFICE PRESENT Matter -Canton Walton - LEADER Walking - 52,000 andrews) - ask chairman + nayor to get radio time Watkind-No PARKING IN SETBACK - autrey. 2 mens Mitten-

Matthews - What will it do to small Muzinses _ ____ Mathema Mathers Watterandrus 1 Salan andrews) - Plantation on Plana would have Mathews Watter-Canton Blackmon Blackmen ___ andrews) Clasfolto 1/allen Calfeller - CAN PARK IN TRANSITIONAL SETBACK Wath no Clodfelter Care to Cloffeller Mathews

Walter Aft at 5:30 Cantoandrus -Wathers - Marder Entral Bue -Quelle de Cranton - IF THEY DON'T EXMOD, DOES NOT AFFECT Blacksun 1/2 Min Lanto. 1 delle Closhelter Mathews 10 lather Middle Jeles Mathemas 12200 THE - BUFFER REGULATIONS

OVER 10 HORES

3 CLASSES-4-100 B-75 C-50 Mathews

and and Malen and man LAST DEDINANCE andrews! Hammond - REFRESH AS TO WHY DOING THIS? Pattern Cranton - INTENSIFICATION- BUT SOFTEN Slackmen __ Hannel Mathews Wather Mathews (Landon Mathews autou Classeller 3RD CATEGORY OF USES-LEGAUYUSES Manmond - Class C-SF + MF HOUSING

Mannond-Matheway. Hannond - TREES WITH WALL. Markey asedens Blacknin Made Mannak Wathind FAR (FLOOR AREN REW)_ NON-RESIDENTINE authory - TRANSPORTATION CORRIDORS -CEUTRALY - DEFINE RAIL LINES AS TRANSPORTATION 00/2/20/5 Cranton-Staff is dring that in District Plans- separately from Zoning Solinance 1) Indian Wather The Hovice TO STAFF DO INTERLOCAL AGREEMENTS TO KEEP PALACLEL.

() and Blakens Jatto 200 Mathins Patheon left 6 12 Lockwood 2/Allen Blackmin CITY/COUNTY HISTORICY COMMISSION VES DE No audrews Watkins - NEXT MEETING 8/22 ADJOULA 6:15 P.M.

SECOND NEW ZONING ORDINANCE WORKSHOP

Wednesday, July 25, 1990 4:00 P.M. Room 267 Charlotte-Mecklenburg Government Center

AGENDA

- I. For Your Information
 - Public Hearing Dates Set
 - Public Information Workshops
 - Public Notification Process
- II. New Zoning Ordinance Districts, Standards and District Conversion Process (Chapters 9, 10, 11, 12 and Appendices)

<FOCUS AREAS>

- Density Concept for Residential
- Conversion from Old Single Family Districts to New Single Family Districts - KEY - TO STAKEHOLDERS
- Infill Development Standards
- 5 /0 Conditional Rezoning
 - Traffic Impact Analysis
 - Residential Preservation Along Transportation Corridors
 - No Parking in Setback
 - Buffer Regulations
 - Floor Area Ratio Regulations

III. Advice to Staff

- Zoning Board of Adjustment Consolidation (Interlocal Agreement Preparation)
- Historic District Expansion to County (Interlocal Agreement Preparation)
- IV. Next Meeting Wednesday, August 22, 1990

4:00 P.M.

Room 267 - Charlotte-Mecklenburg Government Center

Agenda: Process Chapters in the New Zoning

Ordinance

NOTIFICATION PROCESS

Elected Officials had previously instructed Background:

staff to notify all property owners. Funds have

been budgeted for the notification process.

To provide written notification and general Objective:

> background information to every property owner in Charlotte and the unincorporated portions of

Mecklenburg County.

Mecklenburg County Tax Office's Name, Address, Address Source:

> and Legal File as of July 1, 1990. The file includes most transfers of property occurring since January 1, 1990, but may omit some recent activity which has not been converted to a

computerized format.

Every property owner would receive a letter Notification Method:

> which would include notice of the hearings and how to obtain additional information on the proposed zoning ordinance. The letter would also announce a supplement to the Charlotte

Observer.

Number of Mailings: 131,100 individual property owners of 183,000

> tax parcels. Property owners within the six towns were deleted from the mailing list. The total number of parcels within the County was

over 200,000.

Bulk Rate Pre-sorted (21¢ per item). Method of Mailing:

The letter mailing would be handled by a mailing

service.

August 29, 1990. Mailing Date:

The Observer supplement, circulation 132,000, Observer Supplement: would be similar in size and design to the

Mecklenburg Neighborhoods section. It would be four pages in length. The first page would

provide a history of the project and explanations of the project's significance. The second and third pages would include detailed summaries of the proposed changes and a copy of the conversion chart. The fourth page would

messages of the importance of public

understanding and involvement, and directions to

include announcements of the public hearings,

call Planning staff for more detailed

information.

Radio:

In addition, the Observer supplement would be announced by 30 second radio segments for two days preceding its release. These segments would be placed on various stations to represent all portions of the Mecklenburg County community.

Telephone Inquires:

A three line phone bank has been establish to handle calls concerning the new zoning ordinance. The phones will be operated by staff members on rotating shifts.

Notification Budget:

\$ 2,858
1,400
2,112
120
1,100
27,531
3,945
1,500
\$40,566

Public Hearing Dates September 26 and October 11, 1990

PUBLIC INFORMATION WORKSHOPS

The Planning Commission will hold public information workshops for the public on the new zoning ordinance. These information workshops are designed to inform the public of changes that have been made in the new zoning ordinance and aid understanding of the ordinance, prior to the September and October public hearings. The dates, places, and times for the public information workshops are as follows:

DATE	PLACE	TIME
August 1	East Mecklenburg High School 6800 Monroe Road	7:00 p.m.
August 8	North Mecklenburg High School 11201 Old Statesville Road	7:00 p.m.
August 15	Friendship Baptist Church 3239 Beatties Ford Road	7:00 p.m.
August 29	Providence High School. 1800 Pineville-Matthews Road	7:00 p.m.

FUBLIC HEARING DATES

<u>Date</u>	<u>Place</u>	
September 26	Meeting Chambon of one	Time
October 11	Meeting Chamber of CMGC	6:00 p.m.
	Meeting Chamber of CMGC	6:00 p.m.

RESOLUTION DATES

August 20 (County)

August 27 (City)