AGENDA

Meeting Type:	Z
Date.	03-08-1990
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda

March 8, 1990

FILE COPY

CHARLOTTE

Meetings in March '90

THE WEEK OF MARCH 1 - MARCH 3

1	Thursday, 9 00 a m	CITY COUNCIL OPERATIONS AND PROCEDURES COMMITTEE - CMGC, Room 270
	Thursday, 12 Noon	DIVISION OF INSURANCE & RISK MANAGEMENT - CMGC, 10th Floor Conference Room
2	Friday, 9 00 a m	CIVIL SERVICE HEARING - CMGC, Room 118
3-6	Saturday - Tuesday	NATIONAL LEAGUE OF CITIES CONGRESSIONAL CITIES CONFERENCE - Washington, DC

THE WEEK OF MARCH 4 - MARCH 10

5	Monday, 12 Noon	PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room
6	Tuesday, 4 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Latta Park Equestrian Center Ad Hoc Art Advisory Committee - Latta Park Visitors' Center, 5225 Sample Road, Huntersville
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
7	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
8	Thursday, 4 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - Mint Museum, 2730 Randolph Road
	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting - Mint Museum, 2730 Randolph Road
	Thursday, 5 00 p m	COUNCIL/MANAGER DINNER - Meeting Chamber Conference Room
	Thursday, 6 00 p m	CITY COUNCIL/Zoning Meeting - CMGC, Meeting Chamber
	Thursday, 6 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee - Mint Museum, 2730 Randolph Road

THE WEEK OF MARCH 11 - MARCH 17

12	Monday, 6 00 p m	COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
	Monday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber
	Monday, 7 00 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber
13	Tuesday, 10 00 a m	POLITICAL CONSOLIDATION COMMITTEE - CMGC, 15th Floor Conference Room
	Tuesday, 12 Noon	JOINT CITY COUNCIL/COUNTY COMMISSION/SCHOOL BOARD LUNCHEON - CMGC, Room 267
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
	Tuesday, 4 00 p m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
14	Wednesday, 8 00 a m	CLEAN CITY COMMITTEE - CMGC, Room 119
	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
	Wednesday, 10 00 a m	CIVIL SERVICE HEARING - CMGC, Room 118

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF MARCH 11 - MARCH 17 (Continued)

14	Wednesday, 2 00 p m	**CIVIL SERVICE HEARING** - CMGC, Room 118
15	Thursday, 8 00 a m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 267
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Thursday, 7 30 p m	**CHARLOTTE TREE ADVISORY COMMISSION** - CMGC, Room 270
16	Friday, 7 30 a m	**PLANNING LIAISON COMMITTEE** - CMGC, 8th Floor Conference Room
	Friday, 11 30 a m	**CHARLOTTE TREE ADVISORY COMMISSION** - Marshall Park

THE WEEK OF MARCH 18 - MARCH 24

19	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
20	Tuesday, 2 00 p m	**HOUSING AUTHORITY** - 1301 South Boulevard
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 6 00 p m	**CHARLOTTE ADVISORY PARKS COMMITTEE** - CMGC, Room 267
21	Wednesday, 7·45 a m	**PRIVATE INDUSTRY COUNCIL** - CMGC, Room 267
	Wednesday, 6 30 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
	Wednesday, 7 00 p m	**METROPOLITAN PLANNING ORGANIZATION** - CMGC, Room 267
22	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Reedy Creek Park Nature Center Ad Hoc Advisory Committee** - CMGC, 8th Floor Conference Room

THE WEEK OF MARCH 25 - MARCH 31

26	Monday, 1 00 p m	**COUNCIL/MANAGER LUNCHEON** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2 30 p m	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber
	Monday, 4 00 p m	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Zoning Work Session** - CMGC, 8th Floor Conference Room
27	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 North Tryon Street, Building Standards Training Room
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
28	Wednesday, 4 30 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, Room 119
29	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - Hal Marshall Center, 700 North Tryon Street
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting** - Hal Marshall Center, 700 North Tryon Street
	Thursday, 6 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee** - Hal Marshall Center, 700 North Tryon Street
30	Friday, 9 00 a m	**CHARLOTTE-MECKLENBURG ART COMMISSION/OmniMax Ad Hoc Art Advisory Committee** - CMGC, 8th Floor Conference Room

These organizations will <u>not</u> meet in March
Housing Appeals Board

CHARLOTTE

Mayor Sue Myrick | *Mayor Pro Tem Cyndee Patterson*

Stanley M Campbell
Daniel G Clodfelter
Ann Hammond
Pat McCrory
Tom Mangum
Hoyle H Martin
Roy Matthews
Ella Butler Scarborough
Richard Vinroot
Lynn M Wheeler

Council Agenda

Thursday, March 8, 1990

5:00 p.m. - Council-Manager Dinner
Meeting Chamber conference Room

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

Invocation

ITEM NO.

PUBLIC HEARINGS

1. (89-98) Decision on Petition No. 89-98 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-2 to R-6, R-6MF, and B-1 (South Boulevard Plan Implementation) for approximately 6.3 acres located along the west side of South Tryon Street between the intersection of South Tryon Street and West Park Avenue and South Tryon Street and Woodcrest Avenue.

   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 Council Members, not excused from voting, in order to rezone the property, with exception of the lots located on Woodcrest Avenue at South Tryon Street.

   The Zoning Committee recommends that this petition be approved.

   Attachment No. 1

2. (89-99) Decision on Petition No. 89-99 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to R-6, O-6 and B-1 (South Boulevard Plan Implementation) for 15.4 acres bounded by South Tryon Street and Camden Road and generally including properties along both sides of West Park Avenue, West Kingston Avenue and West Boulevard.

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. 2

3. (89-100) Decision on Petition No. 89-100 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to B-1 (South Boulevard Plan Implementation) for 13 acres bounded by Camden Road, South Boulevard, Rensselaer Avenue and East Boulevard.

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 Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 3

4. (89-101) Decision on Petition No. 89-101 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to O-6, B-2 and UMUD (South Boulevard Plan Implementation) for 11.3 acres located on the northerly side of West Independence Boulevard, the southwesterly corner of West Independence Boulevard and South Boulevard, and also the southeasterly corner of South Boulevard and Lexington Avenue.

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 Council Members, not excused from voting, in order to rezone the property, with the exception of parcel 123-025-02 located at Lexington Avenue and South Boulevard.

The Zoning Committee recommends that this petition be approved.

Attachment No. 4

5. (89-102) Decision on Petition No. 89-102 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6, B-2 and I-1 to R-6MF and B-1 (South Boulevard Plan Implementation) for 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including properties generally extending along the easterly side of South Boulevard from Rensselaer Avenue to East Boulevard.

A protest petition has been filed and found sufficient, only as to those parcels to be rezoned from I-1 and B-2 to O-6, to invoke the 3/4 rule requiring affirmative votes of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 5

6. (89-103) Decision on Petition No. 89-103 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and O-6 to R-6 and R-6MF (South Boulevard Plan Implementation) for approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from Butternut Court to Kingston Avenue.

A protest petition has been file but is not sufficient to invoke the 3/4 rule.

The Zoning Committee recommends that this petition be approved.

Attachment No. 6

7. (89-104) Decision on Petition No. 89-104 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-1 to R-6 and R-6MF (South Boulevard Plan Implementation) for approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

A protest petition has been filed and found sufficient as to those parcels lying between East Boulevard and East Tremont and Euclid and Cleveland Avenues, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7

8. (89-105) Decision on Petition No. 89-105 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to B-1 (South Boulevard Plan Implementation) for approximately 8.65 acres on the easterly side of South Boulevard between East Boulevard and East Tremont Avenue and extending to both sides of Cleveland Avenue.

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.

Decision on this petition is asked to be deferred pending the appeal of the property owners at 221 and 225 East Worthington Avenue from the decision of the Historic District Commission.

The Zoning Committee recommends that this petition be approved.

Attachment No. 8

9. (89-106) Decision on Petition No. 89-106 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to O-6 and B-2 (South Bouelvard Plan Implementation) for approximately 6.2 acres on the southeasterly corner of South Boulevard and Tremont Avenue extending along the easterly side of Cleveland Avenue and properties with frontage on both sides of McDonald Avenue.

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 Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 9

10. (89-107) Decision on Petition No. 89-107 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to R-6 (Thomasboro/Hoskins Plan Implementation) for 12.87 acres in two area; the first being along Interstate 85 bounded by the Seaboard Railroad Track to the east and the former Piedmont Northern Railroad Track to the south and by properties along Windwood Avenue, and a second area on the westerly side of Gossett Avenue between South Hoskins Road and Goff Street.

A protest petition has been filed and found sufficient, as to the lots located at Dilling Street and Gossett Street at I-85, and the large lot bounded by Gossett, I-85 and P & N Railroad line, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.
The Zoning Committee recommends that this petition be approved.

Attachment No. 10

11. (89-108) Decision on Petition No. 89-108 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and B-2 to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 8.2 acres located on the easterly side of Rozzelles Ferry Road between North Hoskins Road and North Linwood Avenue .

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. 11.

12. (89-109) Decision on Petition No. 89-109 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 and B-2 to B-1 (Thomasboro/Hoskins Plan Implementation) for approximately 6.81 acres located on the southerly side of South Hoskins Road between Hoskins Mill and the intersection of Hovis Road.

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 Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 12

13. (89-110) Decision on Petition No. 89-110 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 95.48 acres located generally to the north of Interstate 85, west of Lawton Road, east of N. C. 16 and west of Stuart Creek.

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 Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 13

14. (89-111) Decision on Petition No. 89-111 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation) for approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

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 Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 14

15. (89-112) Decision on Petition No. 89-112 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 to B-1 (Thomasboro/Hoskins Plan Implementation) for approximately 2.8 acres on the southerly side of Rozzelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

The Zoning Committee recommends that this petition be approved.

Attachment No. 15

16. (89-113) Decision on Petition No. 89-113 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for 14.05 acres located along both sides of Jones Street between Marietta Street and Boyd Street, on both sides of Lakewood Avenue between Kalynne Street and Rozzelles Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

The Zoning Committee recommends that this petition be approved.

Attachment No. 16

17. (89-114) Decision on Petition No. 89-114 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 50.1 acres along both sides of Hovis Road between Hoskins Road and Tar Heel Road and extending in a southerly direction along Bradford Drive, Gum Street, Roadway Street, and Marlborough Street.

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

The Zoning Committee recommends that this petition be approved.

Attachment No. 17

18. (89-115) Decision on Petition No. 89-115 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and B-1 to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 75.2 acres south of Cantwell Street, east of Bradford Drive, north of I-85 and west of Tillman Road.

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

The Zoning Committee recommends that this petition be approved with the exception of properties located on the east side of Glenwood Drive, south of Key Street.

On February 19, 1990, City Council denied the rezoning of the property located at 4230 and 4234 Glenwood Drive.

Attachment No. 18

19. (89-116) Decision on Petition No. 89-116 by te Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for 57.25 acres at the intersection of Browns Avenue and Freedom Drive and extending to Marmion Drive.

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

The Zoning Committee recommends that this petition be approved.

Attachment No. 19

DATE: January 22, 1990

PETITION NO.: 89-98

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6 and B-2 to R-6, R-6MF, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 6.3 acres located generally along the west side of South Tryon Street between the intersection of South Tryon Street and West Park Avenue and South Tryon Street and Woodcrest Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Majeed, Mead, and Points.

Nays: Lassiter and Latham.

(Commissioner Davis was not present when vote was taken.)

REASONS

The Zoning Committee discussed this petition for a considerable period of time. At issue was the appropriateness of single family zoning along this portion of South Tryon Street. Many members of the Zoning Committee felt that a multi-family category would be appropriate and observed that the single family category appears to be a "holding zone". However, the majority of the Zoning Committee noted that the South Boulevard Special Project Plan specifically indicates that these properties can be considered for other uses through the conditional rezoning process. Therefore, the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-98 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING O-6 & B-2 REQUESTED R-6, R-6MF, & B-1

LOCATION Approximately 6.3 acres including property located at the intersection of S. Tryon Street, W. Park Avenue, and several properties extending along S. Tryon Street to the north side of Woodcrest Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103 SCALE 1" = 400'

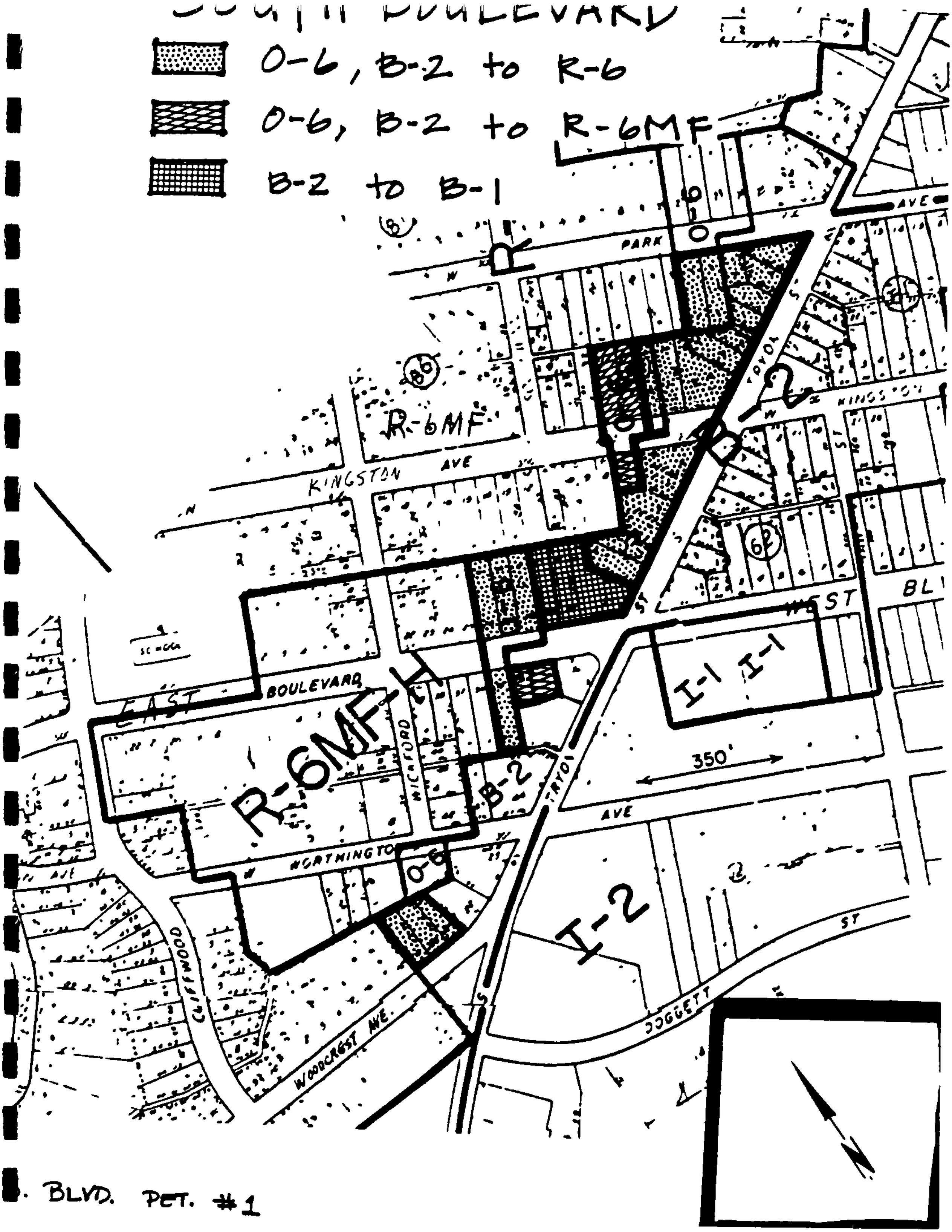
PROPERTY PROPOSED FOR CHANGE

SOUTH BOULEVARD

O-6, B-2 to R-6

O-6, B-2 to R-6MF

B-2 to B-1



. BLVD. PET. #1

DATE: January 22, 1990

PETITION NO.: 89-99

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and I-2 to R-6, O-6, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 15.4 acres bounded by South Tryon Street and Camden Road and generally including properties along both sides of West Park Avenue, West Kingston Avenue, and West Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Latham, Majeed, Mead, and Points.

Nays: Burns and Lassiter.

(Commissioner Davis was not present when vote was taken.)

REASONS

The Zoning Committee discussed this petition for some time. Concerns were expressed about the appropriateness of single family zoning on portions of this property and about the impact of the change in zoning on the potential future development of the sites. However, the majority of the Zoning Committee believes that the changes are appropriate to preserve the existing character of the area while providing for the establishment of neighborhood retail and service uses in the O-6 and B-1 districts. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-99 HEARING DATE October 30, 1989

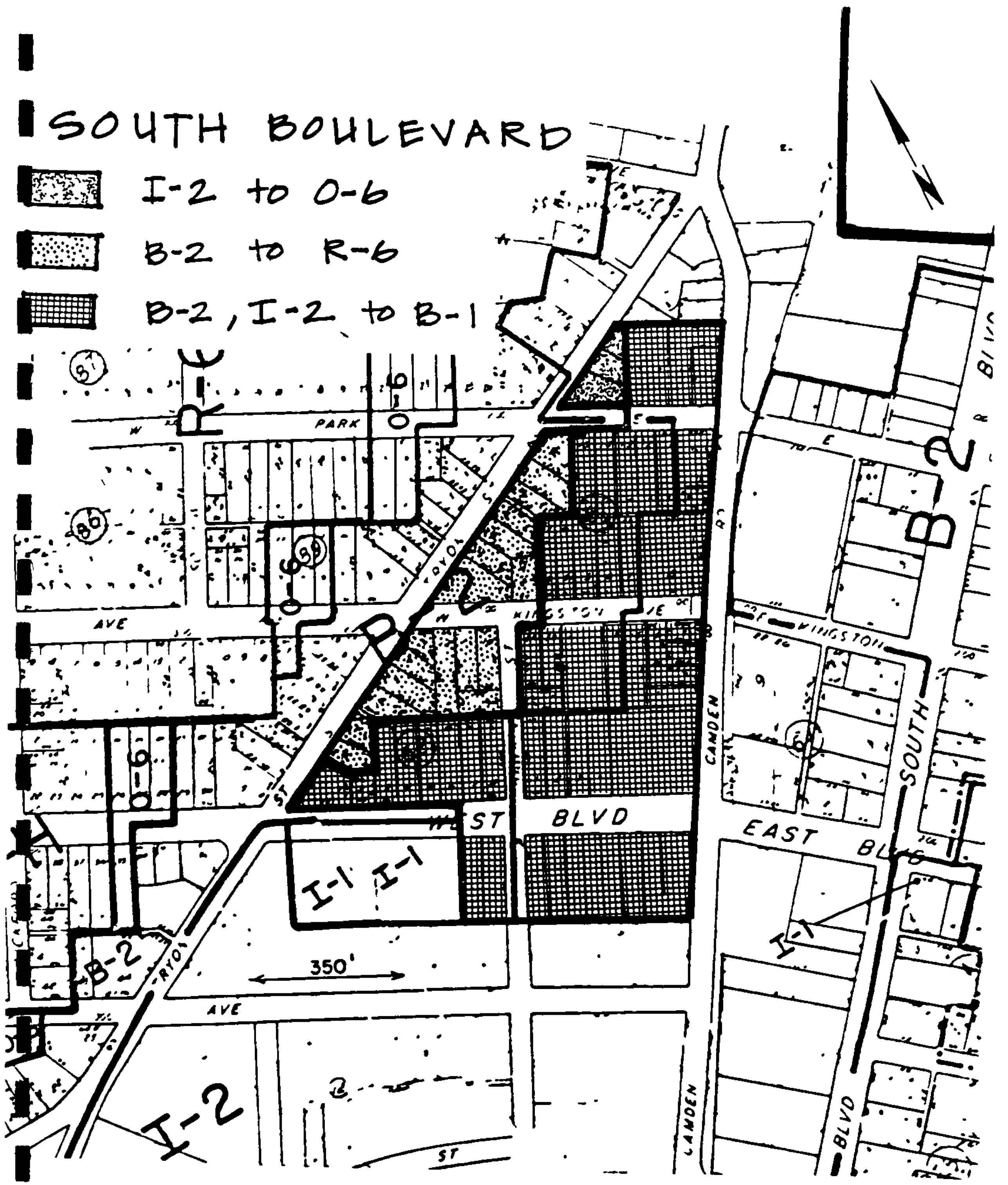
ZONING CLASSIFICATION, EXISTING B-2 & I-2 REQUESTED R-6, O-6, & B-1

LOCATION Approximately 15.4 acres bounded by S. Tryon Street and Camden Road, and including property located along both sides of W. Park Avenue, W. Kingston Avenue, and West Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


SOUTH BOULEVARD
I-2 to O-6
B-2 to R-6
B-2, I-2 to B-1
PARK
AVE
KINGSTON
CAMDEN
SOUTH
BLVD
EAST
ST
I-1
I-1
B-2
350'
AVE
I-2
ST
CAMDEN
BLVD
I-1

S. BLVD. #2

DATE: January 22, 1990

PETITION NO.: 89-100

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and I-2 to B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 13.02 acres bounded by Camden Road, South Boulevard, Rensselaer Avenue, and East Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Latham, Majeed, Mead, and Points.

Nays: Lassiter.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties to eliminate a substantial area of industrial zoning in favor of neighborhood retail zoning. The purpose of this petition is to reduce the possibilities for incompatible industrial uses to be established in this area and to create opportunities for neighborhood related business uses. Some concern was raised about the nonconforming uses which may be created by this petition. However, the majority of the Zoning Committee felt that this petition was appropriate for approval.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-100 HEARING DATE October 30, 1989

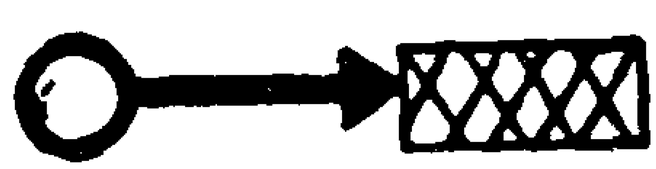
ZONING CLASSIFICATION, EXISTING B-2 & I-2 REQUESTED B-1

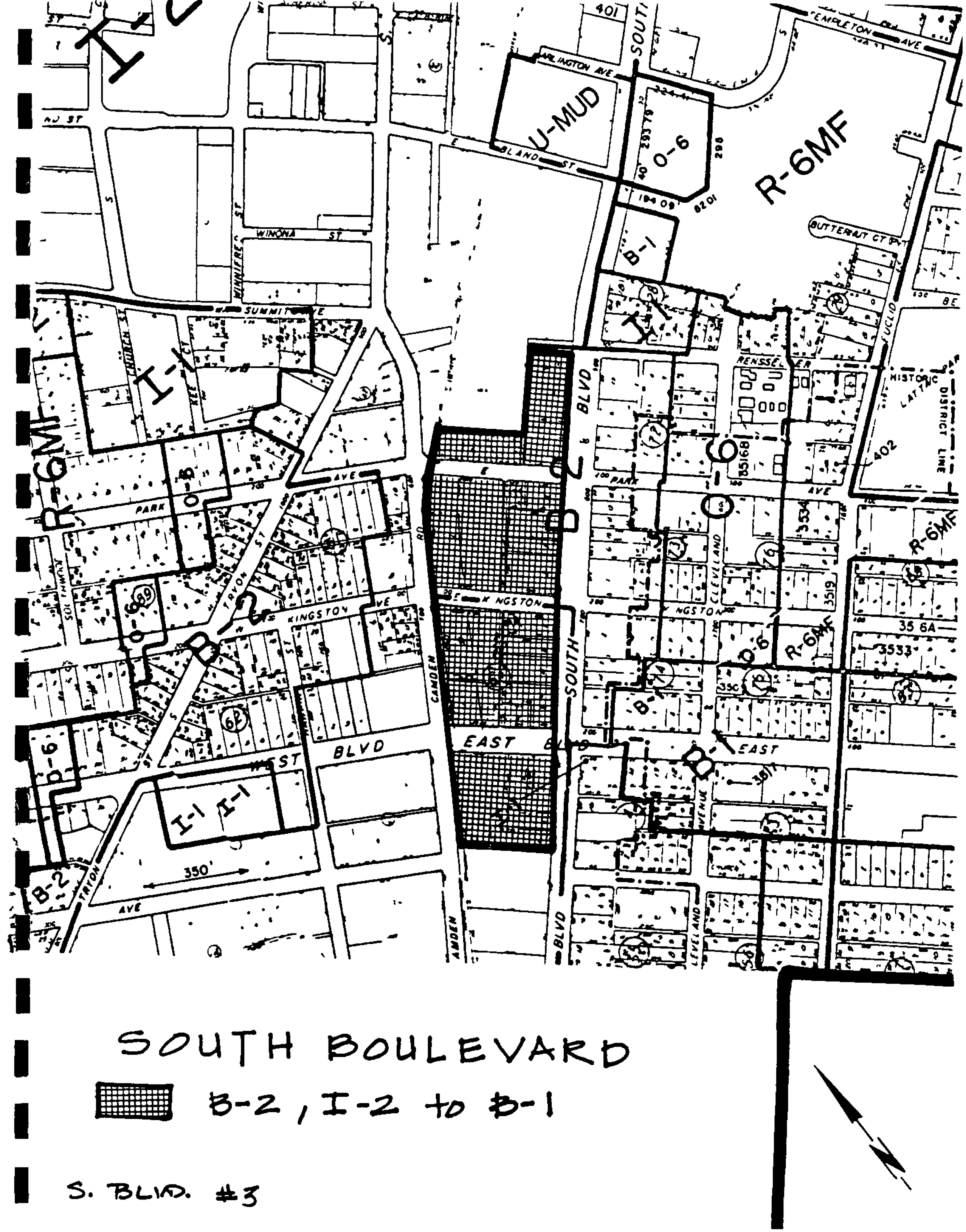
LOCATION Approximately 13.02 acres bounded by Camden Road to the west and South Boulevard to the east and extending from Rensselaer Ave. to the southerly side of East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE




SOUTH BOULEVARD
B-2, I-2 to B-1
S. BLVD. #3
U-MUD
R-6MF
O-6
B-1
I-1
B-2
TEMPLETON AVE
ARLINGTON AVE
WINONA ST
SUMMIT AVE
PARK AVE
KINGSTON AVE
EAST BLVD
SOUTH BLVD
CAMDEN RD
TRYON ST
CLEVELAND AVE
RENSSELAER
EUCLID
BUTTERNUT CT
HISTORIC DISTRICT LINE
350'

DATE: January 22, 1990

PETITION NO.: 89-101

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and I-2 to O-6, B-2, and UMUD (South Boulevard Plan Implementation).

LOCATION: Approximately 11.3 acres located on the northerly side of West Independence Boulevard, the southwesterly corner of West Independence Boulevard and South Boulevard, and also the southeasterly corner of South Boulevard and Lexington Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Majeed, Mead, and Points.

Nays: Lassiter and Latham.

REASONS

This petition proposes the rezoning of several properties to eliminate inappropriate and industrial zoning in favor of categories which can accommodate the existing and proposed uses. Considerably discussion revolved around the issue of the cable television property and its need for industrial zoning. The Zoning Administrator had indicated that the small amount of outdoor storage on the cablevision site threw the entire property into an industrial category. However, the staff indicated that it believes the cablevision operation could continue on that location under a B-2 category, citing specific sections of the zoning ordinance for support. Concern was also expressed about the creation of a UMUD parcel in anticipation of future development. However, the majority of the Zoning Committee believed that the petition was appropriate for approval as filed.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-101 HEARING DATE October 30, 1989

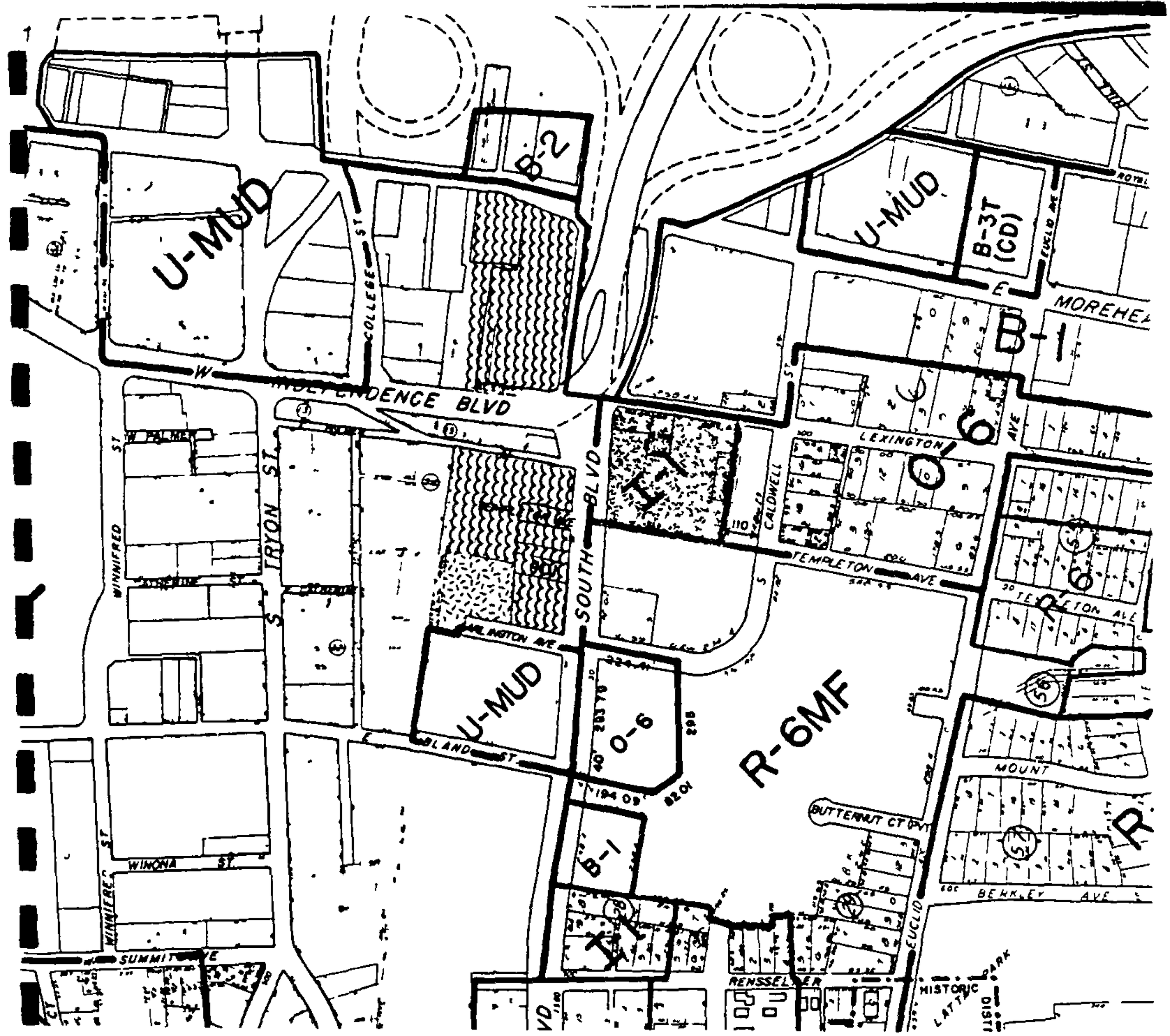
ZONING CLASSIFICATION, EXISTING I-1 & I-2 REQUESTED O-6, B-~~1~~2, & U-MUD

LOCATION Approximately 11.3 acres on the northerly side of W. Independence Boulevard, the southwesterly corner of W. Independence Boulevard, & S. Blvd. and also the southeasterly corner of South Boulevard and Lexington Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



SOUTH BOULEVARD

Corrected Map

I-1 to O-6

I-2 to B-2

I-2 to UMUD

DATE: January 22, 1990

PETITION NO.: 89-102

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6, B-2, and I-1 to R-6MF, O-6, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including properties generally extending along the easterly side of South Boulevard from Rensselaer Avenue to East Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of several tracts of land to eliminate inappropriate zoning and stabilize the residential edge of the Dilworth community. The Zoning Committee briefly discussed concerns raised by some of the affected property owners but concluded that the petition was appropriate for approval as filed.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-102 HEARING DATE October 30, 1989

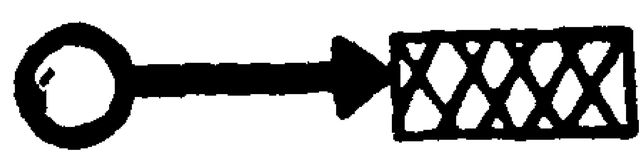
ZONING CLASSIFICATION, EXISTING O-6, B-2, & I-1 REQUESTED R-6MF, O-6, & B-1

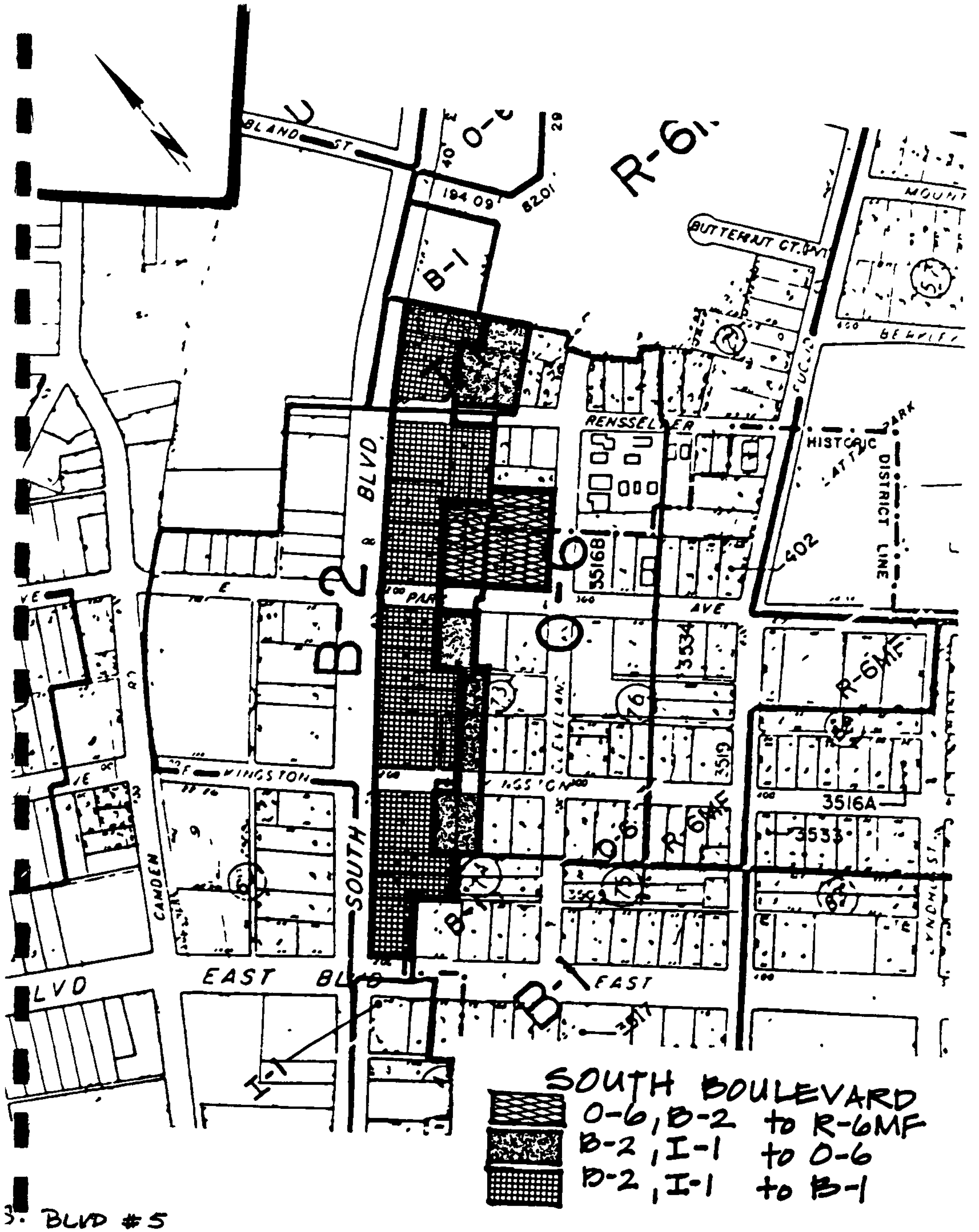
LOCATION Approximately 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including property extending along the easterly side of South Boulevard to the northeasterly intersection of South Boulevard and East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102,103,110,&111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE




BLAND ST
O-6
R-6
B-1
BUTTERNUT CT.
MOUNT
BELVIEW
RENSSELAER
HISTORIC
DISTRICT LINE
BLVD
3516B
3534
3519
3516A
3533
AVE
WINGSTON
CAMDEN
SOUTH
EAST BLVD
EAST
R-6MF
SOUTH BOULEVARD
O-6, B-2 to R-6MF
B-2, I-1 to O-6
B-2, I-1 to B-1

3. BLVD #5

DATE:	January 22, 1990
PETITION NO.:	89-103
PETITIONER(S):	Charlotte-Mecklenburg Planning Commission
REQUEST:	Change from R-6MF and O-6 to R-6 and R-6MF (South Boulevard Plan Implementation).
LOCATION:	Approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from Butternut Court to Kingston Avenue.
ACTION:	The Zoning Committee recommends that this petition be approved.
VOTE: Yeas:	Burns, Lassiter, Latham, Majeed, Mead, and Points.
Nays:	None.
	(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family and office categories to single family and multi-family categories. The purpose of this rezoning is to protect and enhance the residential environmental along Euclid Avenue by zoning properties which are used for single family purposes to a single family category and by zoning properties used for multi-family purposes to a multi-family category. No issues were raised by this petition and, therefore, the Zoning Committee recommends that it be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-103 HEARING DATE October 30, 1989

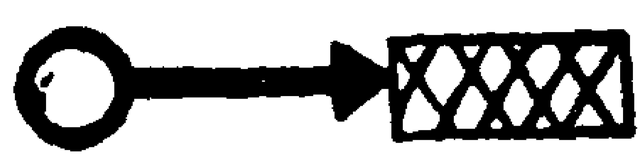
ZONING CLASSIFICATION, EXISTING R-6MF & O-6 REQUESTED R-6 & R-6MF

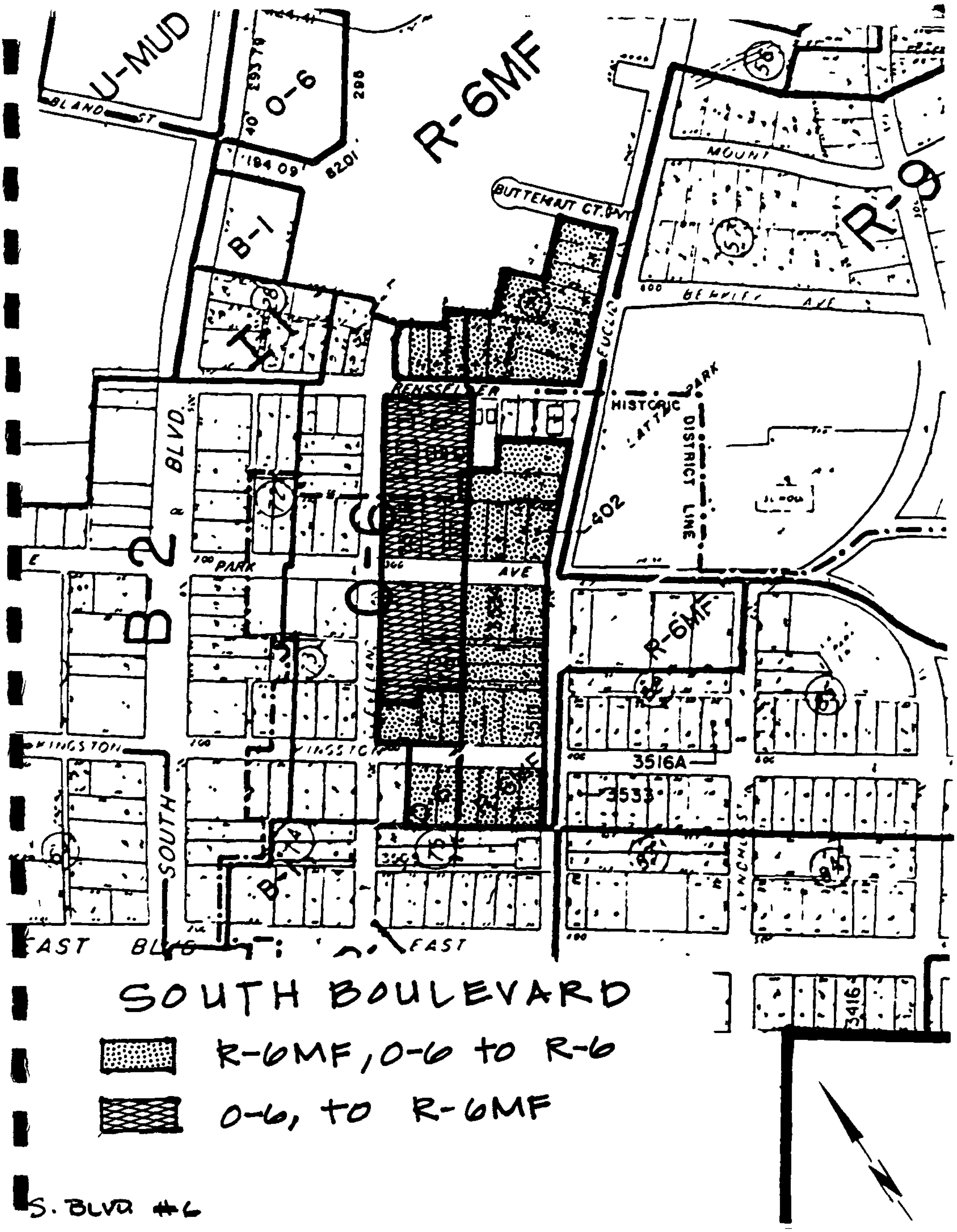
LOCATION Approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from the intersection of Euclid Avenue and Butternut Court to the southerly side of Kingston Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE




U-MUD
O-6
R-6MF
B-1
BLAND ST
BUTTERNUT CT.
MOUNT
BERKLEY AVE
RENSSELAER
AVE
HISTORIC
DISTRICT LINE
PARK
BLVD.
SOUTH
EAST
3516A
3533
3416
SOUTH BOULEVARD
R-6MF, O-6 to R-6
O-6, to R-6MF

S. BLVD #6

DATE: January 22, 1990

PETITION NO.: 89-104

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6 and B-1 to R-6 and R-6MF (South Boulevard Plan Implementation).

LOCATION: Approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from nonresidential categories to single family and multi-family categories to recognize existing development. This petition will enhance the residential edge of the Dilworth community by eliminating the potential for single family structures to be converted to office and business uses.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-104 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING O-6 & B-1 REQUESTED R-6 & R-6MF

LOCATION Approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

SEE ATTACHED MAP

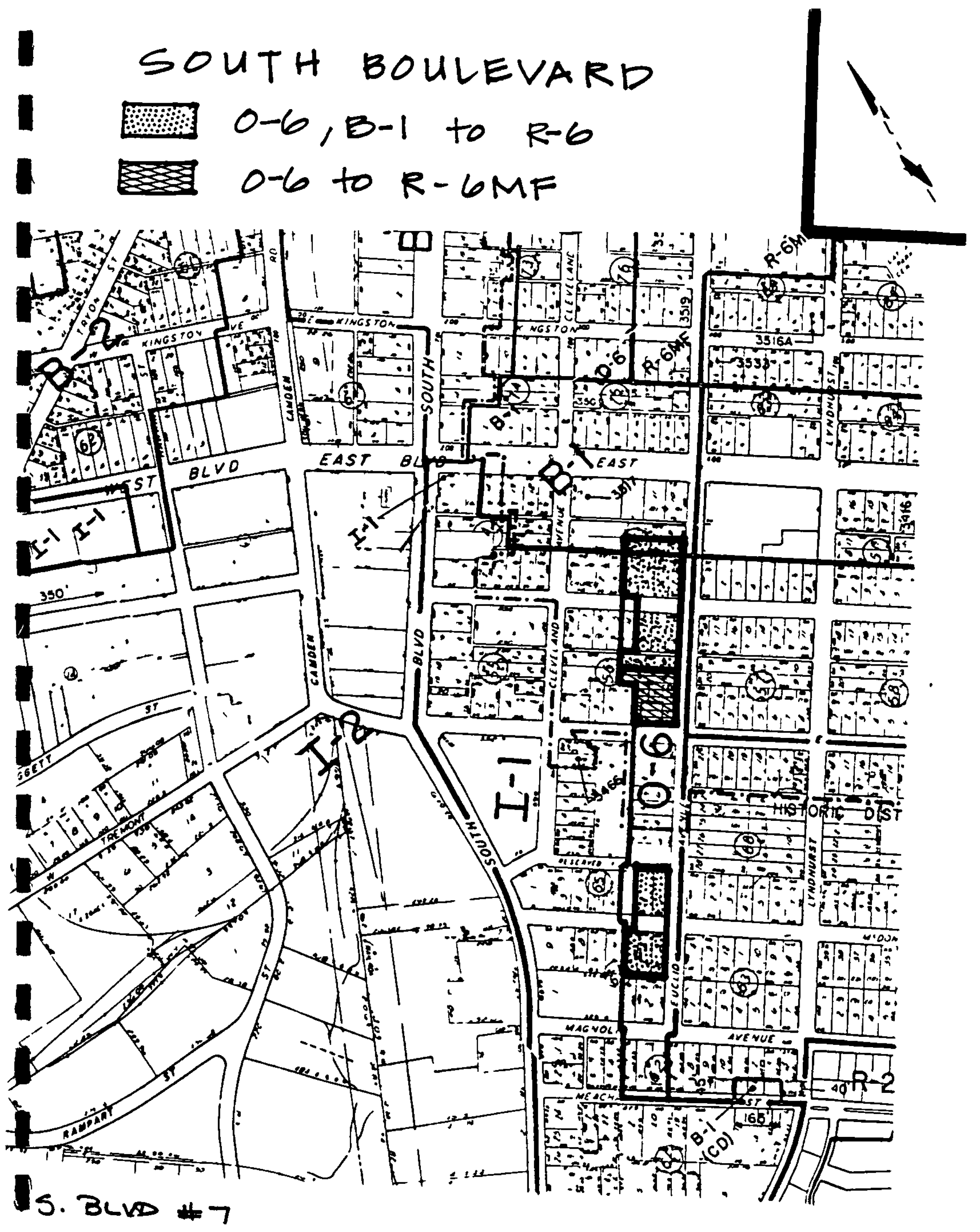
ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

SOUTH BOULEVARD

O-6, B-1 to R-6

O-6 to R-6MF



HORACK TALLEY PHARR & LOWNDES
PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW

JAMES M TALLEY JR
PAUL B GUTHERY JR
HENRY N PHARR II
WILLIAM S LOWNDES
NEIL C WILLIAMS
GEORGE ROBERT TURNER III
ROBERT C STEPHENS
CLAYTON S CURRY JR
TATE K STERRETT
SUSAN CHRISTMAN
STEPHEN L SMITH
ROBERT B BENNETT JR
TIMOTHY W GILBERT
JOSEPH D McCULLOUGH
ROBERT B McNEILL
H DAVID POWELL
J HAYDEN HARRELL
CHRISTOPHER J CULP
CHERYL D STEELE
JAMES H PULLIAM

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RAY W BRADLEY JR
OF COUNSEL

2600 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE NORTH CAROLINA
28202 6038

TELEPHONE
704 377 2500

TELECOPIER
704 372 2619

February 2, 1990

Mrs. Sue Myrick
Mayor, City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Mr. Stanley M. Campbell
2700 NCNB Plaza
Charlotte, NC 28280

Mrs. Ann Hammond
5607 Sardis Road
Charlotte, NC 28226

Mr. Hoyle H. Martin
3012 Burbank Drive
Charlotte, NC 28216

Mr. Patrick L. McCrory
3300 Teversham Lane
Charlotte, NC 28210

Mrs. Lynn M. Wheeler
920 Queens Road
Charlotte, NC 28207

Mrs. Cyndee Patterson
610 N. Pine Street
Charlotte, NC 28202

Ms. Ella Scarborough
801 Braxfield Drive
Charlotte, NC 28210

Mr. Richard Vinroot
c/o Robinson, Bradshaw & Hinson
101 N. Tryon St., Suite 1900
Charlotte, NC 28246

Mr. Thomas A. Mangum
c/p Specialty Pipe & Tube
5500 Executive Center Drive
Charlotte, NC 28212

Mr. Daniel G. Clodfelter
c/o Moore & Van Allen
3000 NCNB Plaza
Charlotte, NC 28280

Mr. Roy Matthews
5520 Sunfield Drive
Charlotte, NC 28215

Re: **Rezoning Petition 89-105**/Property at
221 & 225 East Worthington Avenue

Dear Ladies and Gentlemen:

Larry and Mary Hollifield have engaged this firm in connection with their efforts to obtain a building permit to make improvements on two lots at 221 and 225 East Worthington Avenue for the operation of a shutter shop. Currently, a vacant house occupies one lot, and

an automobile repair shop occupies the other. The Hollifields want to replace the house with a new one story building of approximately 5,000 square feet to be incorporated into the adjacent existing building which is to be modified after departure of the auto shop.

Located approximately 250 feet east of South Boulevard in an area of industrial uses and I-1 zoning, the property, nevertheless, is in the Dilworth historic district and is subject to rezoning Petition 89-105 to change the zoning to B-1. At the shutter shop, the Hollifields wish to sell interior wooden shutters, but the business also includes trimming and painting shutters, which the Zoning Administrator says will require the present I-1 zoning.

The Hollifields started dealing with the Historic District Commission ("HDC") in April of 1989. On April 14, 1989, the HDC issued a Certificate of Appropriateness for demolition of the house subject to an automatic six month delay. On October 18, 1989, the Chairman of the HDC requested the Hollifields to delay further the demolition pending efforts to find someone to save and remove the house. Copies of the Certificate of Appropriateness and letter requesting the extension are enclosed.

On October 26, 1989, the Hollifields and their architect, Charles H. Wheatley, submitted initial plans to a committee of the HDC for design review. The committee made certain recommendations, which the architect incorporated into the plans, and they again appeared before the committee on November 16, 1989. The committee made additional recommendations which the architect adopted, and on November 29, 1989, Mary Hollifield submitted an application for a Certificate of Appropriateness to the HDC. A copy of the application is also enclosed. On December 13, 1989, the HDC, to the total dismay of the applicants and their architect, denied the application.

During the period of involvement with the HDC and its design review committee, the Hollifields' architect was discussing his plans with the Building Standards Department. Fully expecting the HDC to grant a Certificate of Appropriateness, the Hollifields officially applied for a building permit on December 12, 1989. Our information is that the Hollifields have satisfied all requirements of the Building Standards Department for the issuance of a building permit except for the Certificate of Appropriateness for new construction from the HDC.

Our opinion is that the HDC erroneously denied the Hollifields' application for a Certificate of Appropriateness. Therefore, we have appealed that decision to the Charlotte Board of Adjustment which will hear the appeal on February 27, 1990. The Hollifields appealed immediately after the decision of the HDC on December 13, 1989, but because the Board of Adjustment did not meet in December, its docket for January was full, and February was the earliest time to consider the appeal.

Meanwhile, at your meeting on February 19, you will have on your agenda rezoning Petition 89-105 and several other petitions relative to rezoning approximately eighty acres in the South Boulevard area. We hereby request that you defer action on Petition 89-105, which includes the Hollifields' two lots, until final resolution of the Hollifields' appeal from the decision of the HDC.

Under Section 160A-385 of the General Statutes of North Carolina, the issuance of a building permit allows the property owners to proceed notwithstanding a change in zoning. Without the HDC and its actions, the Hollifields would have their building permit and their building under construction. We believe fairness and equity require that the Hollifields be allowed to complete what they have started and in good faith made substantial expenditures to pursue. Moreover, their plans for the shutter shop are consistent with the philosophy of the South Boulevard Plan, but a technicality apparently prevents their desired use in a B-1 district.

To summarize, we request that you defer action on rezoning the Hollifields' two lots until resolution of their appeal from the denial of a Certificate of Appropriateness by the Historic District Commission.

Sincerely,

HORACK, TALLEY, PHARR & LOWNDES

Neil C. Williams

NCW:srm

cc: David M. Smith, Esquire
Assistant City Attorney
600 East Fourth Street
Charlotte, NC 28202-2841

cc: (Continued)

Ms. Sandra Albrecht
Interim Coordinator
Historic District Commission
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202-2853

Ms. Mary M. Hollifield
Mr. Charles H. Wheatley

DATE ISSUED April 14, 1989

CERTIFICATE OF APPROPRIATENESS

CHARLOTTE HISTORIC DISTRICT COMMISSION

334-2302

NAME OF HISTORIC DISTRICT DILWORTH

ADDRESS OF PROPERTY 221 East Worthington Avenue

NAME AND ADDRESS OF OWNER Mary Francis & Harold Miller
1000 Dilworth Road Charlotte, N. C. 28203

NAME AND ADDRESS OF APPLICANT (if different from owner) (proposed new owners)
Larry & Mary Hollifield 3751 Arbor Way Charlotte, N. C.

TAX MAP REFERENCE

ESTIMATED COST OF PROJECT

DETAILS OF PROPOSED PROJECT Approval for demolition granted with automatic delay of six months imposed. In the interim, a new owner who will move the house from the existing site will be sought. It is preferable that the house stay within the Dilworth Historic District. The applicants are to provide evidence to the Historic District Commission that the Dilworth Community Development Association has been contacted for that organization's assistance in finding someone to move the house within the district.

This Certificate is valid for a period of six months from the date of issuance. Failure to procure a building permit within a six-month period will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, the approved work must be completed within a six-month period from the date of issuance. The Certificate can be renewed by the Commission with valid reason for failure to comply.

334-2302

Bob Turner 333-1246
Dilworth RS
332-6309
9:30-2:00
Wanda Birmingham
332-8232-H
Suzanne Pickens 4-14-89
375-4668
WSB

Chairperson
Charlotte Historic District Commission

Director
Charlotte Historic District Commission
Historic Consultant

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

CHARLOTTE HISTORIC DISTRICT COMMISSION

October 18, 1989

Mr. and Mrs. Larry Hollifield
3751 Arbor Way
Charlotte, NC 28211

Dear Mr. and Mrs. Hollifield:

The Historic District Commission was informed at our October meeting that your Certificate of Appropriateness to delay the demolition of the property at 221 W. Worthington Avenue had expired on October 14, 1989. We understand there are two individuals who are interested in obtaining the structure and moving it off the site.

The Historic District Commission would like to request you to extend the demolish date for a reasonable period to allow one of these potential owners to complete their plans to obtain the house. If this is possible, we would appreciate this extension.

Thank you for your consideration.

Sincerely,

Melody Poetzsch
Chairman
Historic District Commission

MP/SA:sls

600 East Fourth Street • Charlotte, North Carolina 28202 2853 • (704) 336 2205

Applicant Exhibit A-2

APPLICATION FOR REVIEW

CHARLOTTE HISTORIC DISTRICT COMMISSION

NAME OF HISTORIC DISTRICT DILWORTH

ADDRESS OF PROPERTY 221 and 225 East Worthington Avenue

NAME AND ADDRESS OF OWNER C. Larry and Mary M. Hollifield

2033 South Boulevard, Charlotte, NC 28203 PHONE 334-8031

NAME AND ADDRESS OF APPLICANT (if different from owner)

PHONE

TAX MAP REFERENCE Book 230, Page 60 ESTIMATED COST OF PROJECT $150,000.00

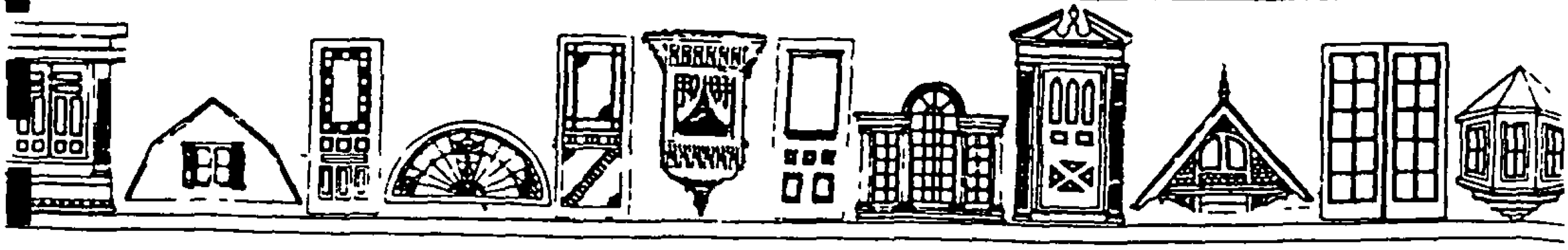
DETAILS OF PROPOSED PROJECT This project is a new one-story commercial building of approximately 4,875 square feet attached to an existing metal building of 1,880 square feet. The existing metal building will be covered with concrete block veneer with stucco finish to match the new structure which will be of stucco on concrete block construction.

The building will have an arched entrance way with columns and portico with wood windows and wood trim to match adjacent residences. The building is to be used for fabrication, painting, and sales of wood shutters (The Shutter Shop). An existing residence on a portion of the property will be moved. All stucco and block will be painted a light blue-gray.

I, the undersigned, understand that, if the Historic District Commission issues a Certificate of Appropriateness for the above, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within a six-month period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, the approved work must be completed within a six-month period from the date of issuance. The Certificate can be renewed by the Commission upon written request and valid explanation for failure to comply.

Mary M. Hollifield 11/29/89
Applicant (date)

Sandra Albrecht 12-1-89
Staff (date)
Charlotte Historic District Commission



DATE: January 22, 1990

PETITION NO.: 89-105

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 8.65 acres on the easterly side of South Boulevard between East Boulevard and East Tremont Avenue and extending to both sides of Cleveland Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition is propose to stabilize the residential edge of the Dilworth community by eliminating industrial classifications in favor of a neighborhood business classification. This still allows for properties covered by this petition to be used for nonresidential purposes but eliminates the potential for inappropriate industrial type land uses in close proximity to single family development. The Zoning Committee discussed the case of the Shutter Shop which is presently before the Board of Adjustment on appeal from the Historic District Commission. However, the Zoning Committee notes that the overall thrust of this petition is to continue to allow for retail uses while discouraging industrial uses. The case of the Shutter Shop is not unusual to other properties in this area.

STAFF OPINION

The staff aggress with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-105 HEARING DATE October 30, 1989

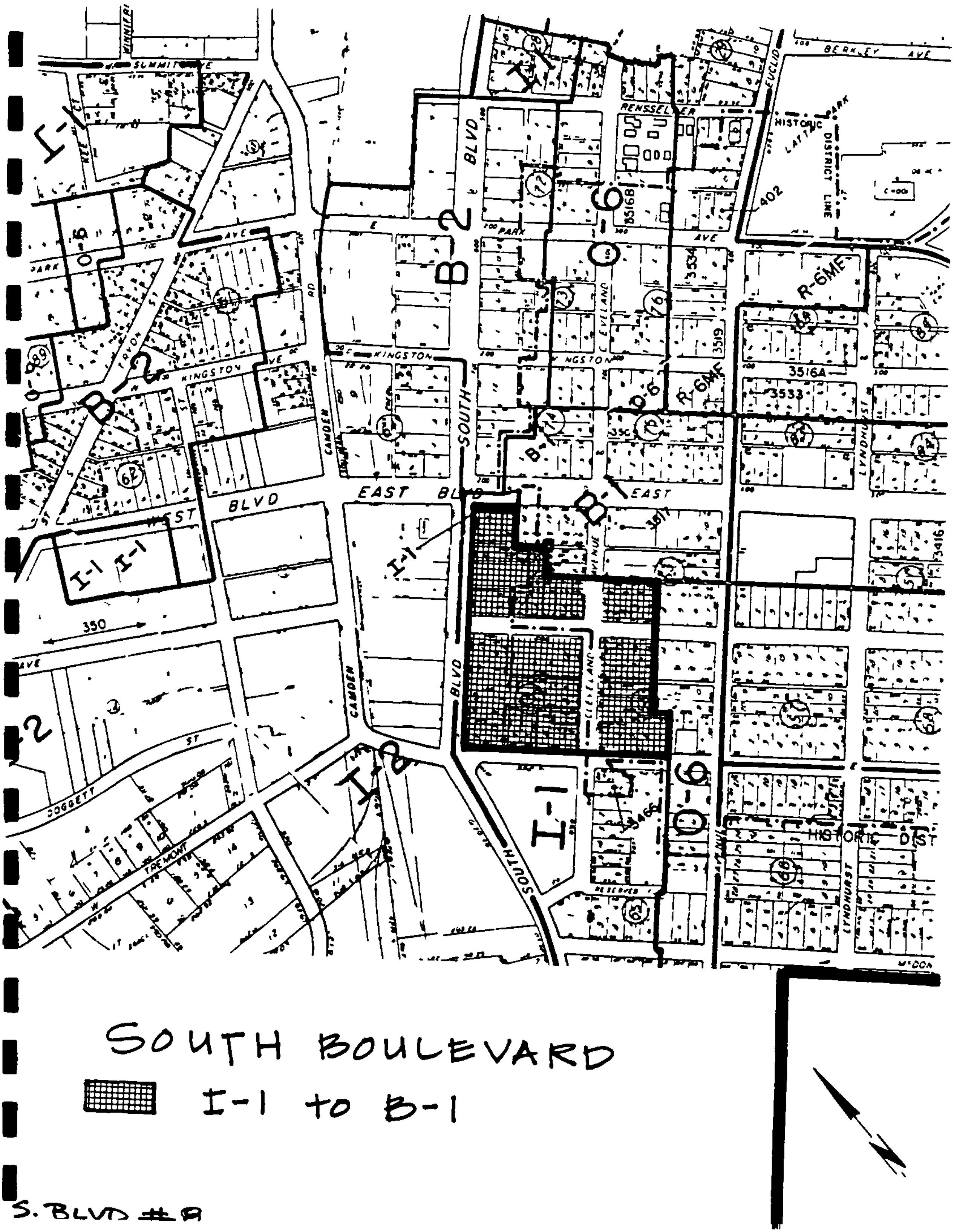
ZONING CLASSIFICATION, EXISTING I-1 REQUESTED B-1

LOCATION Approximately 8.65 acres located on the easterly side of South Boulevard bounded by East Boulevard to the north and E. Tremont Avenue to the south, also property 300 feet south of East Boulevard along both sides of Cleveland Avenue extending to E. Tremont Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


SOUTH BOULEVARD
I-1 to B-1
SOUTH BLVD
EAST BLVD
WEST BLVD
CAMDEN RD
KINGSTON AVE
PARK AVE
RENSSELAER
CLEVELAND AVE
EUCLID
BERKLEY AVE
HISTORIC DISTRICT LINE
HISTORIC DIST
LYNDHURST
TRYON ST
COGGETT ST
TREMONT
SUMMIT AVE
R-6MF
R-6ME
I-1
B-2
350
402
3516A
3533
3534
3519
3416

S. BLVD #9

DATE: January 22, 1990

PETITION NO.: 89-106

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to O-6 and B-2 (South Boulevard Plan Implementation).

LOCATION: Approximately 6.2 acres on the southeasterly corner of South Boulevard and Tremont Avenue extending along the easterly side of Cleveland Avenue and properties with frontage on both sides of McDonald Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Burns abstained from discussion and vote, declaring a conflict of interest. Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the elimination of inappropriate and industrial zoning classifications in favor of business and office classifications. This area contains the ColorCraft properties which were the subject of much discussion at the public hearing. ColorCraft now indicates that the B-2 classification proposed for their site is acceptable because it will still allow for the continued existence and expansion of their business. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-106 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED O-6 & B-2

LOCATION Approximately 6.2 acres located on the southeasterly corner of South Boulevard and E. Tremont Avenue and along the easterly side of Cleveland Avenue, bounded by E. Tremont Avenue to the north and extending to the south side of McDonald Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111

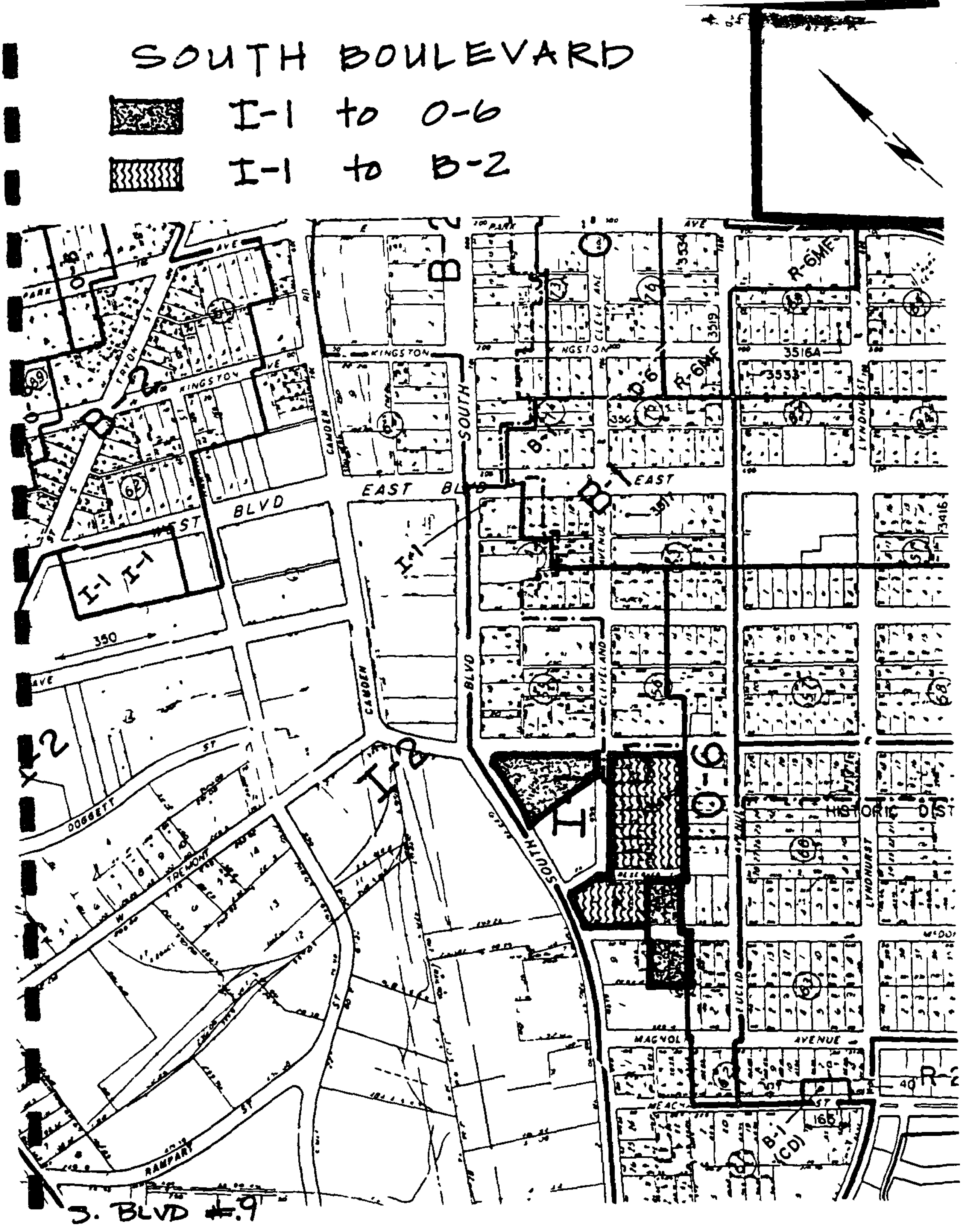
SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

SOUTH BOULEVARD

I-1 to O-6

I-1 to B-2



S. BLVD #9

DATE: January 22, 1990

PETITION NO.: 89-107

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and I-2 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 12.87 acres in two areas; the first being along Interstate 85 bounded by the Seaboard Railroad Track to the east and the former Piedmont Northern Railroad Track to the south and by properties along Windwood Avenue, and a second area on the westerly side of Gossett Avenue between South Hoskins Road and Goff Street.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of the elimination of industrial zoning on lands which are either vacant or are used for single family purposes. Changing the zoning to a single family category will bring the land into conformance with the zoning of the surrounding area. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-107 HEARING DATE October 30, 1989

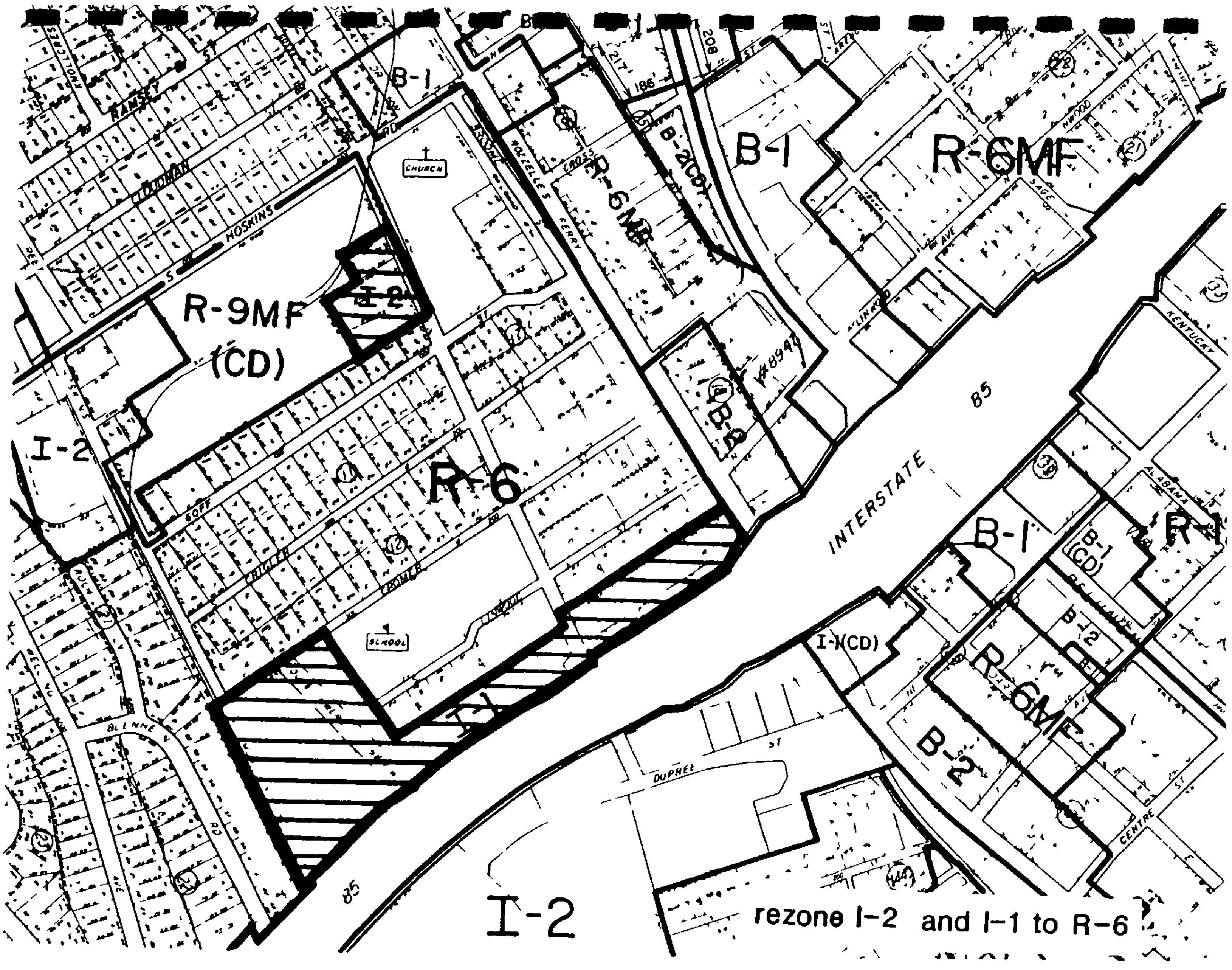
ZONING CLASSIFICATION, EXISTING I-1 & I-2 REQUESTED R-6

LOCATION Approximately 12.87 acres located on the south side of Cromer Street at Hoskins Road and extending south to I-85, property along I-85 extending from Piedmont Northern Railroad Line to Seaboard Airline Railroad right-of-way, and property on the westerly side of Gossett Avenue between S. Hoskins Road and Goff Street.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



rezone I-2 and I-1 to R-6

DATE: January 22, 1990

PETITION NO.: 89-108

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF and B-2 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 8.2 acres located on the easterly side of Rozzelles Ferry Road between North Hoskins Road and North Linwood Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family and business to a single family category. This petition is designed to stabilize single family development in the area by recognizing the predominance of single family housing on the property involved. The Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-108 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING R-6MF & B-2 REQUESTED R-6

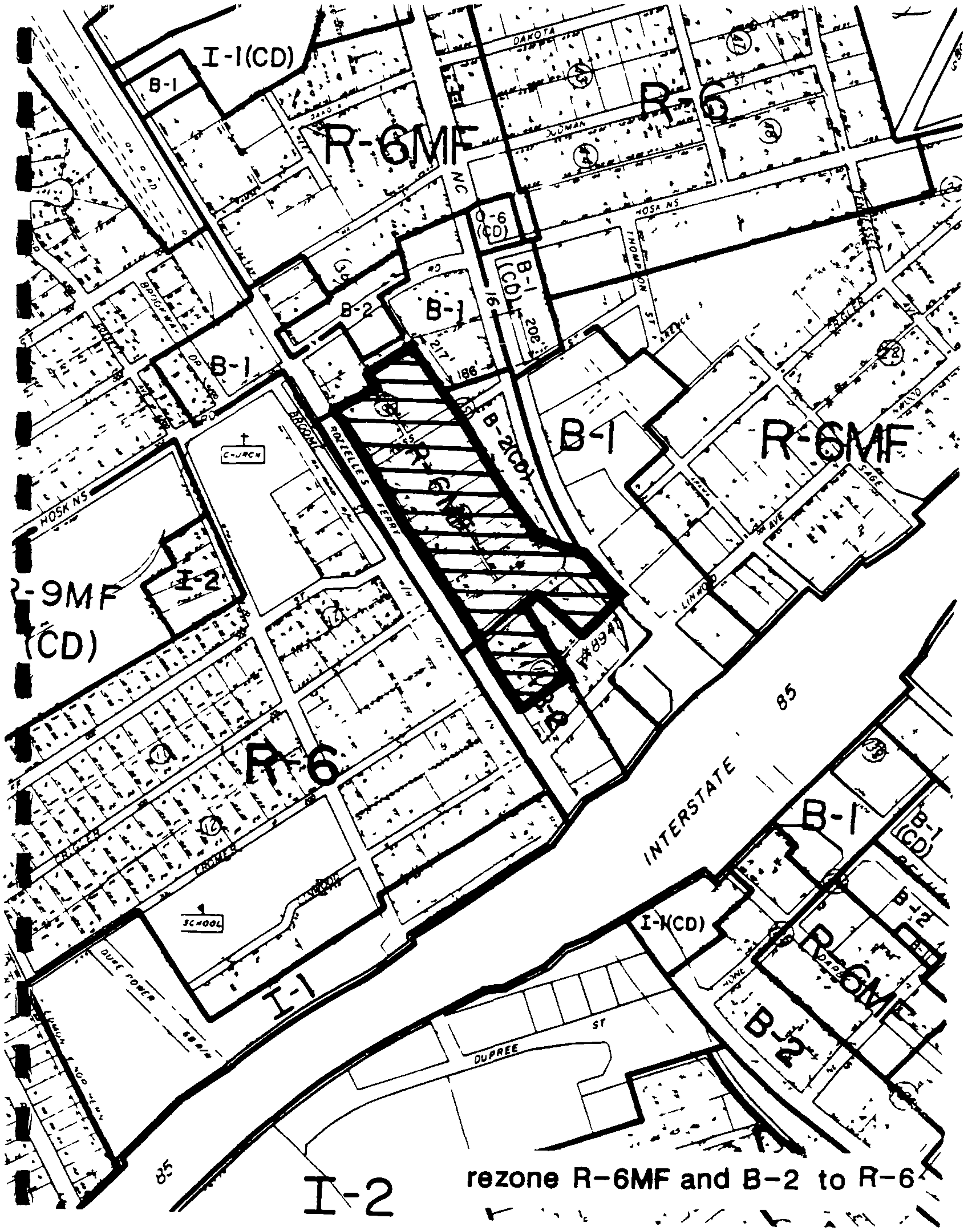
LOCATION Approximately 8.2 acres located on the easterly side of Rozzelles Ferry Road between N. Hoskins Road and N. Linwood Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 80

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



rezone R-6MF and B-2 to R-6

DATE: January 22, 1990

PETITION NO.: 89-109

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-2 and B-2 to B-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 6.81 acres located on the southerly side of South Hoskins Road between Hoskins Mill and the intersection of Hovis Road.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

The property involved with this petition is presently zoned heavy industrial and highway commercial. Plans for the area indicate that the property can serve as the focus for a neighborhood based retail service area, but that the existing categories are inappropriate. The Zoning Committee discussed the fact that some of the uses would become nonconforming as a result of this action but noted that the long term plans for the area would be enhanced by the elimination of the heavier uses in favor of neighborhood service uses.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-109 HEARING DATE October 30, 1989

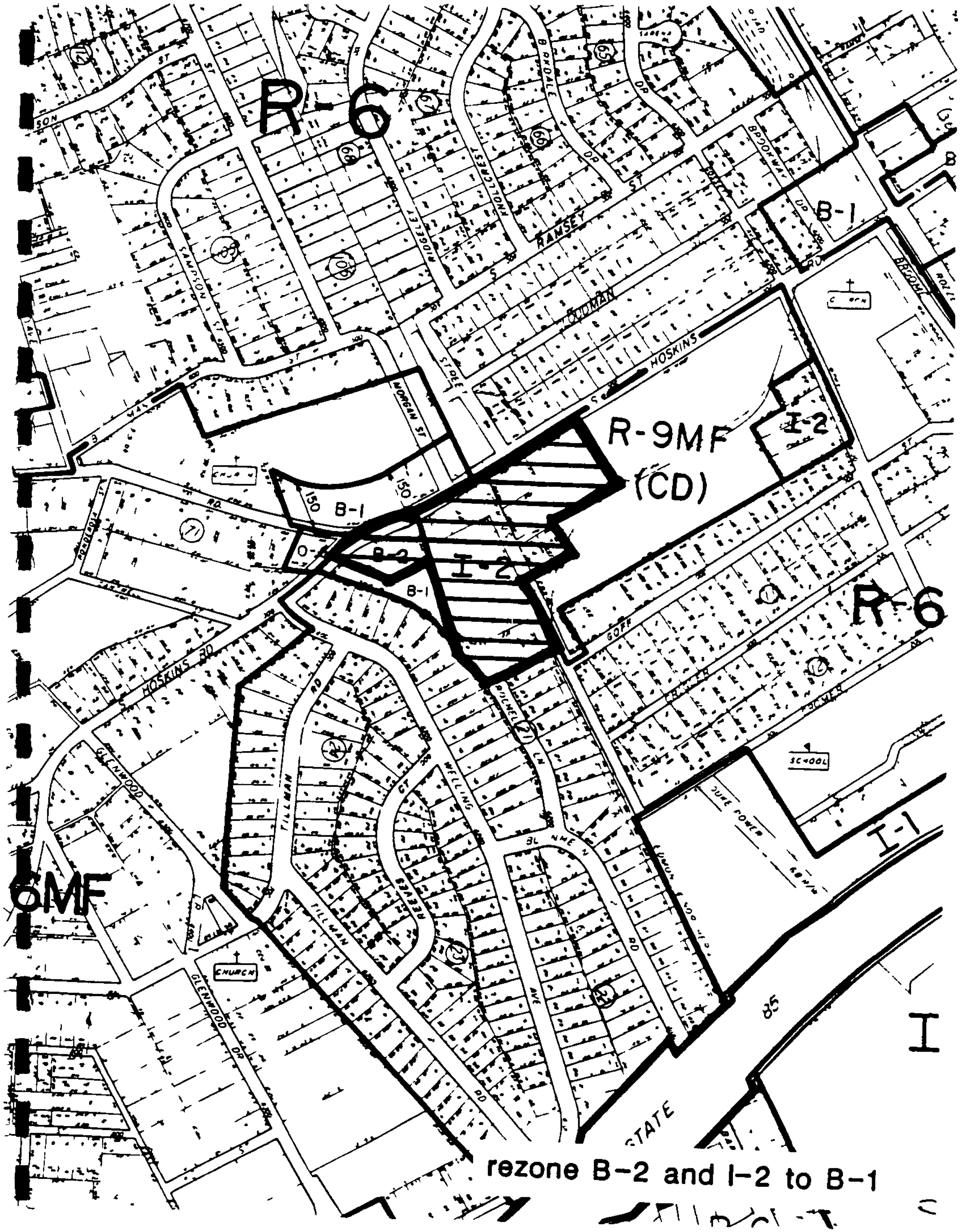
ZONING CLASSIFICATION, EXISTING I-2 & B-2 REQUESTED B-1

LOCATION Approximately 6.81 acres located on the southerly side of S. Hoskins Road between Hoskins Mill and the intersection of Hovis Road and Hoskins Road.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-6
B-1
RAMSEY
COLMAN
HOSKINS
R-9MF
(CD)
I-2
B-1
R-6
I-1
I
rezone B-2 and I-2 to B-1

DATE: January 22, 1990

PETITION NO.: 89-110

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 95.48 acres located generally to the north of Interstate 85, west of Lawton Road, east of N.C. 16 and west of Stuart Creek.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

The property involved with this request is largely used for single family residential purposes or is vacant. Plans indicate the stabilization of properties in this area for residential use. Elimination of the multi-family zoning category will protect the single family character of the area by discouraging the conversion of properties to multi-family use on a lot by lot basis .

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-110 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING I-1 & R-6MF REQUESTED R-6

LOCATION Approximately 95.48 acres located north of I-85, south of Lawton Road, east of N.C. 16, and west of Stuart Creek.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: January 22, 1990

PETITION NO.: 89-111

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

Property involved with this request is largely used for industrial purposes or is vacant. The plan recommends maintaining industrial character of this area but does support the notion of eliminating the heaviest industrial uses on the property. Therefore, the plan recommends that this property be rezoned from I-2 to I-1 and the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-111 HEARING DATE October 30, 1989

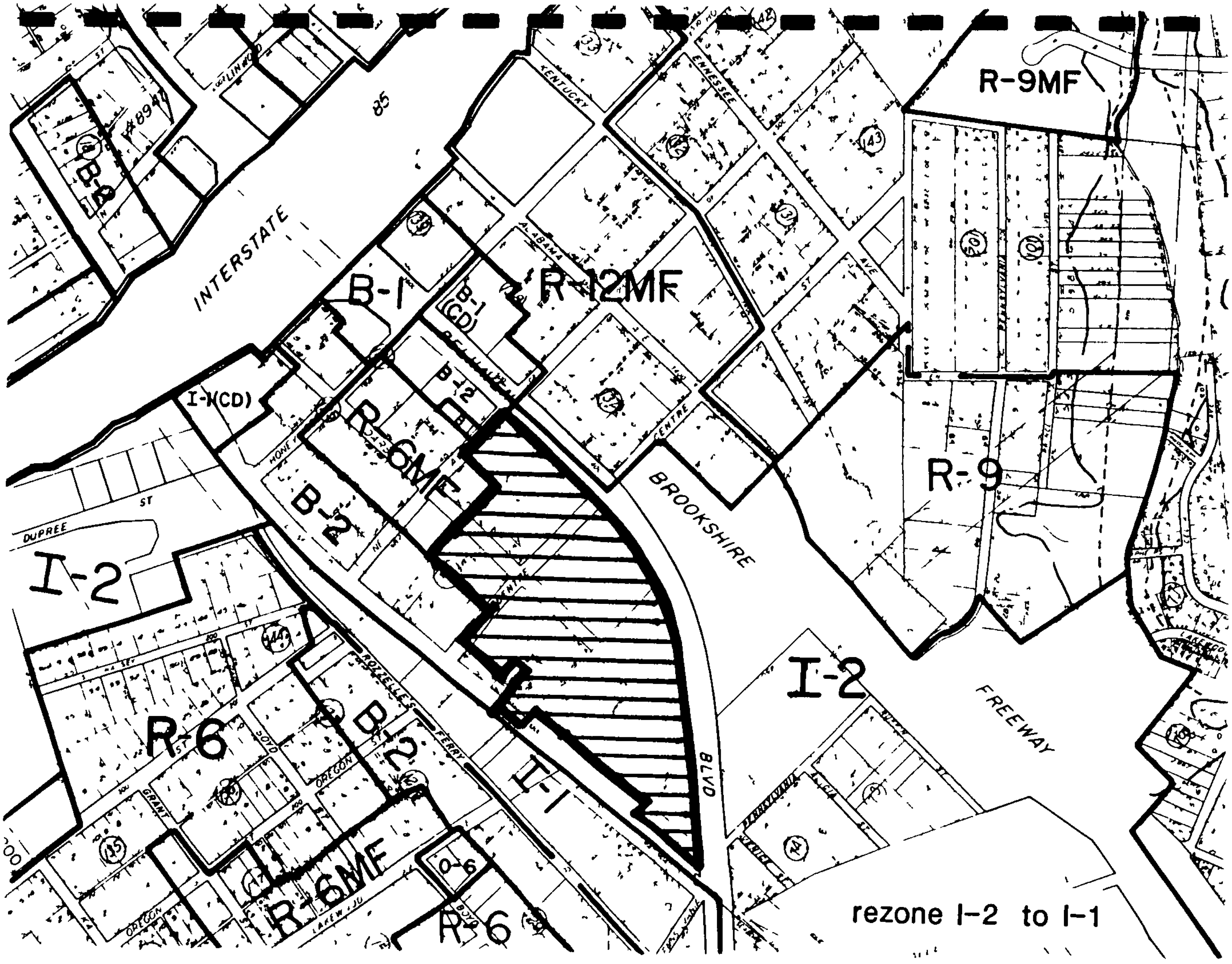
ZONING CLASSIFICATION, EXISTING I-2 REQUESTED I-1

LOCATION Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-9MF
R-9
R-12MF
B-1
B-1 (CD)
B-2
R-6MF
I-1(CD)
I-2
I-1
R-6
O-6
INTERSTATE
85
KENTUCKY
TENNESSEE
ALABAMA
CENTRE
BROOKSHIRE
BLVD
FREEWAY
DUPREE
ST
HOME
ROBELLE'S
FERRY
BOYD
OREGON
GRANT
LAKEWOOD
PENNSYLVANIA
AVE
rezone I-2 to I-1

DATE: January 22, 1990

PETITION NO.: 89-111

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

Property involved with this request is largely used for industrial purposes or is vacant. The plan recommends maintaining industrial character of this area but does support the notion of eliminating the heaviest industrial uses on the property. Therefore, the plan recommends that this property be rezoned from I-2 to I-1 and the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

DATE: January 22, 1990

PETITION NO.: 89-112

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 to B-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 2.8 acres on the southerly side of Rozzelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties to provide for neighborhood business uses. The B-2 commercial classification permits a variety of uses which are inappropriate at the edge of a fragile residential areas. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-112 HEARING DATE October 30, 1989

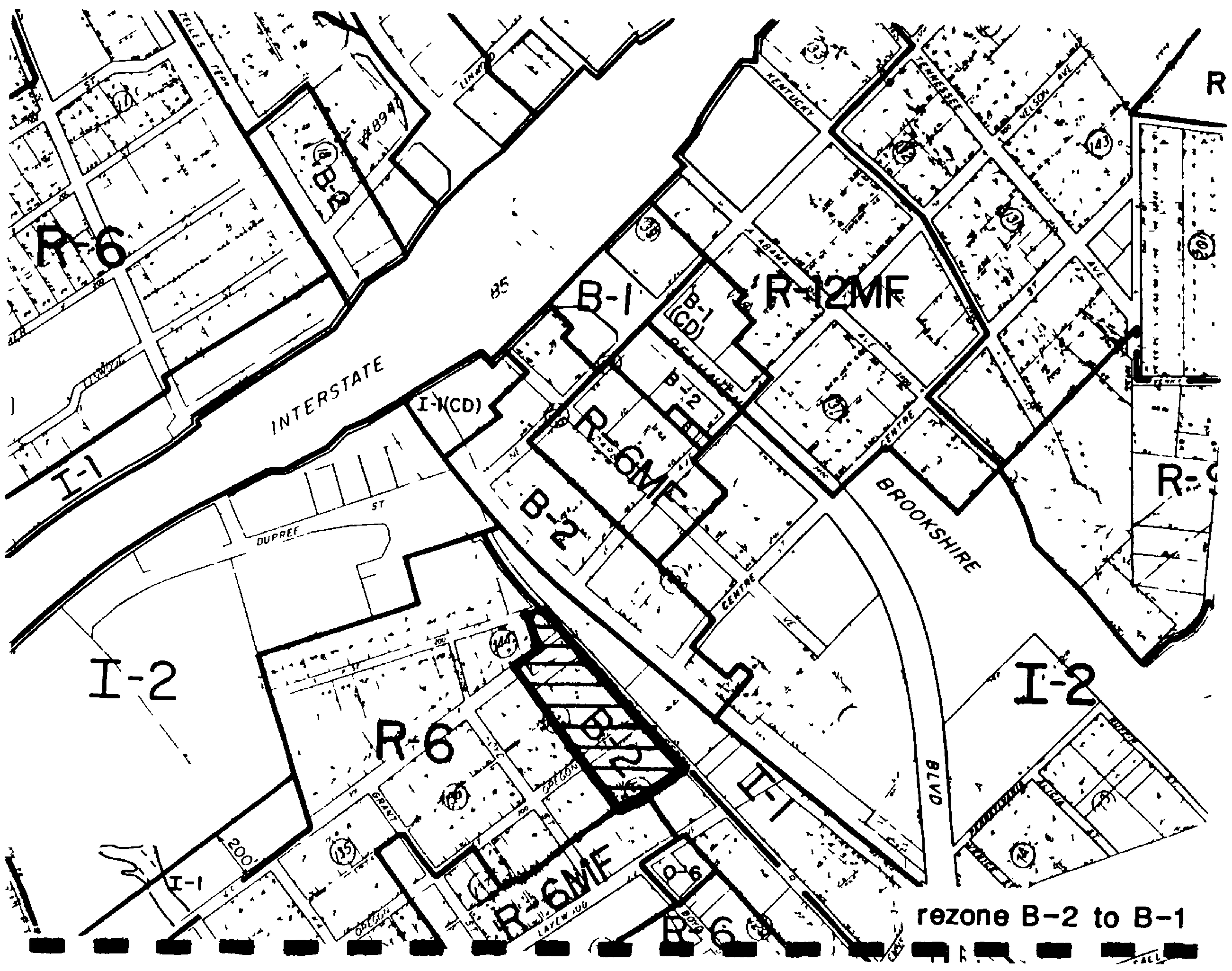
ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-1

LOCATION Approximately 2.82 acres located along the southerly side of Rozzelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-6
B-2
B-1
B-1 (CD)
R-12MF
INTERSTATE
I-1(CD)
R-6MF
B-2
I-1
I-2
R-6
R-6MF
I-1
I-2
I-1
O-6
R-6
BROOKSHIRE
BLVD
CENTRE
KENTUCKY
TENNESSEE
NELSON AVE
ALABAMA
DUPREE
GRANT
OREGON
LAKEWOOD
BOYD
200'
85
rezone B-2 to B-1

DATE: January 22, 1990

PETITION NO.: 89-113

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 14.05 acres located along both sides of Jones Street between Marietta Street and Boyd Street, on both sides of Lakewood Avenue between Kalynne Street and Rozzelles Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family to single family which represents the existing uses of the site. Elimination of the multi-family zoning will stabilize the single family character of the area and will guard against inappropriate conversion on a lot by lot basis to multi-family uses.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-113 HEARING DATE October 30, 1989

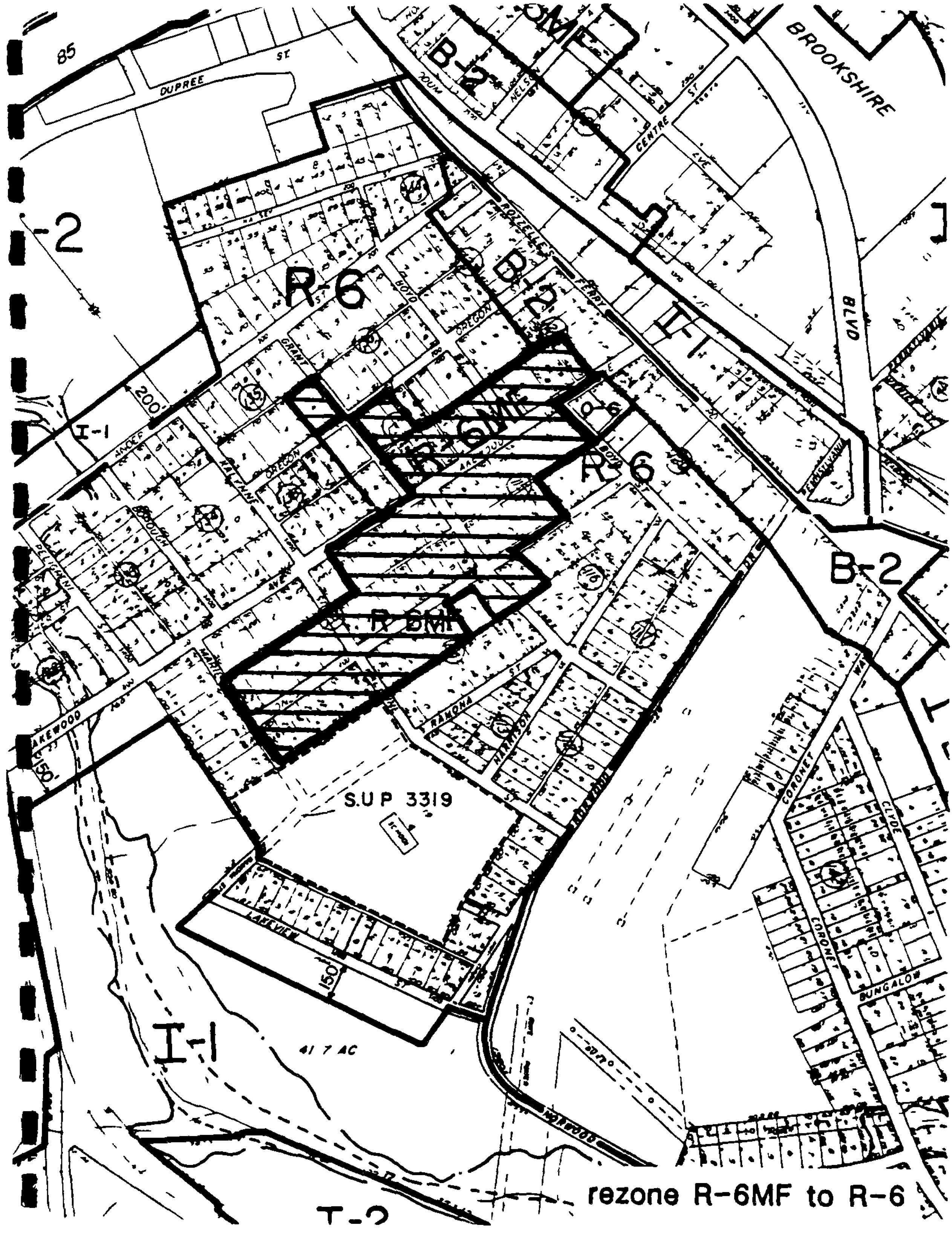
ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approximately 14.05 acres along both sides of Jones Street between Marietta Street and Boyd Street, along both sides of Lakewood Avenue between Kalynne Street and Rozzelles Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

SEE ATTACHED MAP

ZONING MAP NO. 80 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


DUPREE ST
BROOKSHIRE BLVD
CENTRE ST
AVE
ROZELLES FERRY
BOYD
OREGON
GRANT
R-6
R-6MF
B-2
I-1
S.U.P. 3319
RAMONA
HARRISON
LAKEVIEW
CORONET
CLYDE
BUNGALOW
41.7 AC
rezone R-6MF to R-6

DATE: January 22, 1990

PETITION NO.: 89-114

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 50.1 acres along both sides of Hovis Road between Hoskins Road and Tar Heel Road and extending in a southerly direction along Bradford Drive, Gum Street, Roadway Street, and Marlboro Street.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties to eliminate a multi-family category in favor of single family zoning. A substantial amount of the property involved with this request used for single family purposes or is vacant. The petition has eliminated existing multi-family sites so as not to create any nonconforming uses. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-114 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

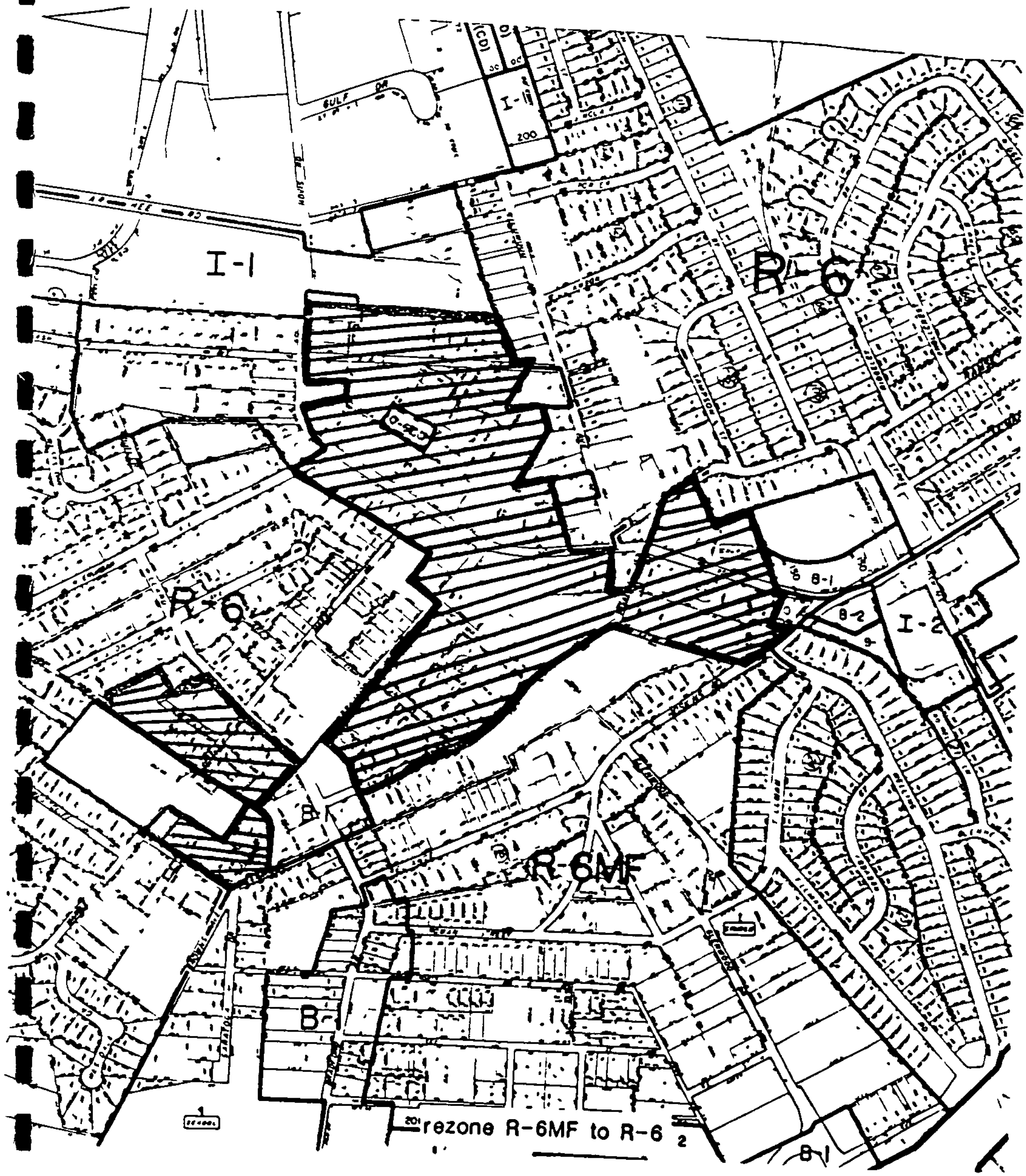
LOCATION Approx. 50.1 acres located along both sides of Hovis Rd. between Hoskins Rd. and Tar Heel Rd. and extending in a southerly direction along Bradford Dr., property south of Willard St. east of Lewiston Ave., property at the intersection of Montcalm St. and Saratoga Dr., and property west of of the intersection of S. Hoskins Rd. and Hovis Rd. between Cantwell St. and Blackmon St.

SEE ATTACHED MAP

ZONING MAP NO. 80 & 87

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


I-1
R-6
R-6
R-6MF
B
B
I-1
I-2
B-1
B-2
rezone R-6MF to R-6

DATE: January 22, 1990

PETITION NO.: 89-115

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF and B-1 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 75.2 acres south of Cantwell Street, east of Bradford Rive, north of I-85, and west of Tillman Road.

ACTION: The Zoning Committee recommends that this petition be approved with the exception of properties located on the east side of Glenwood Drive, south of Key Street.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family to a single family category to stabilize the existing single family area. The vast majority of properties within this area are used for single family purposes or are vacant. Multi-family property which exist in the area have been excluded from the petition. The Zoning Committee felt that in view of the fact there was an existing multi-family development south of Key Street with frontage along Glenwood Avenue that properties directly across from that site should remain zoned multi-family. With that change, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-115 HEARING DATE October 30, 1989

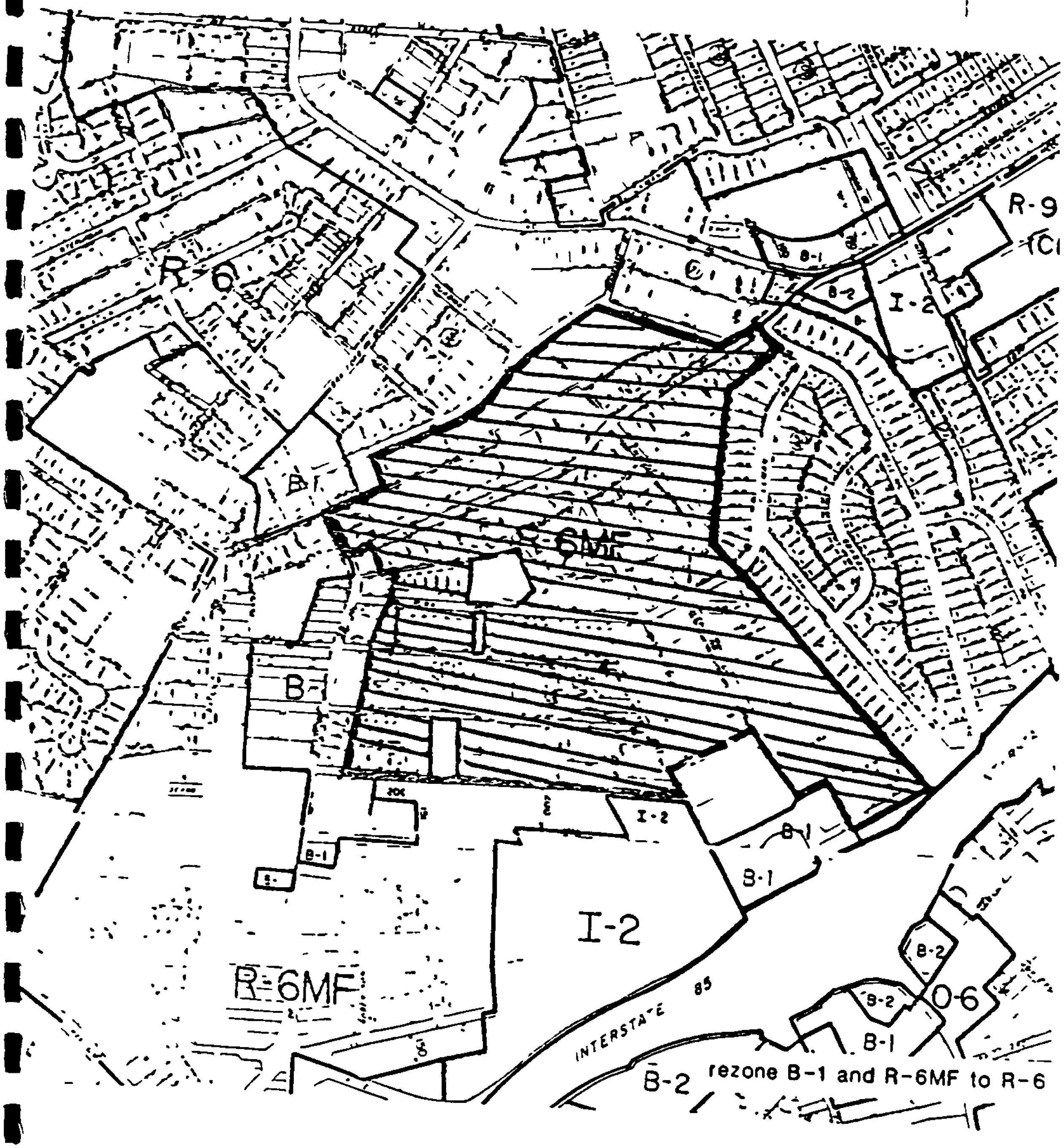
ZONING CLASSIFICATION, EXISTING R-6MF & B-1 REQUESTED R-6

LOCATION Approximately 75.2 acres south of Cantwell Street, east of Bradford Drive, north of I-85, and west of Tillman Road.

SEE ATTACHED MAP

ZONING MAP NO. 80 & 87

SCALE 1" = 400'



rezone B-1 and R-6MF to R-6

DATE: January 22, 1990

PETITION NO.: 89-116

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 57.25 acres at the intersection of Browns Avenue and Freedom Drive and extending to Marmion Drive.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Lassiter, Latham, Majeed, Mead, and Points.

Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the elimination of multi-family zoning in favor of single family zoning for these properties. The vast majority of properties covered by the petition are either used for single family purposes or are vacant. Existing multi-family and commercial developments within the subject area have been eliminated from the petition. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

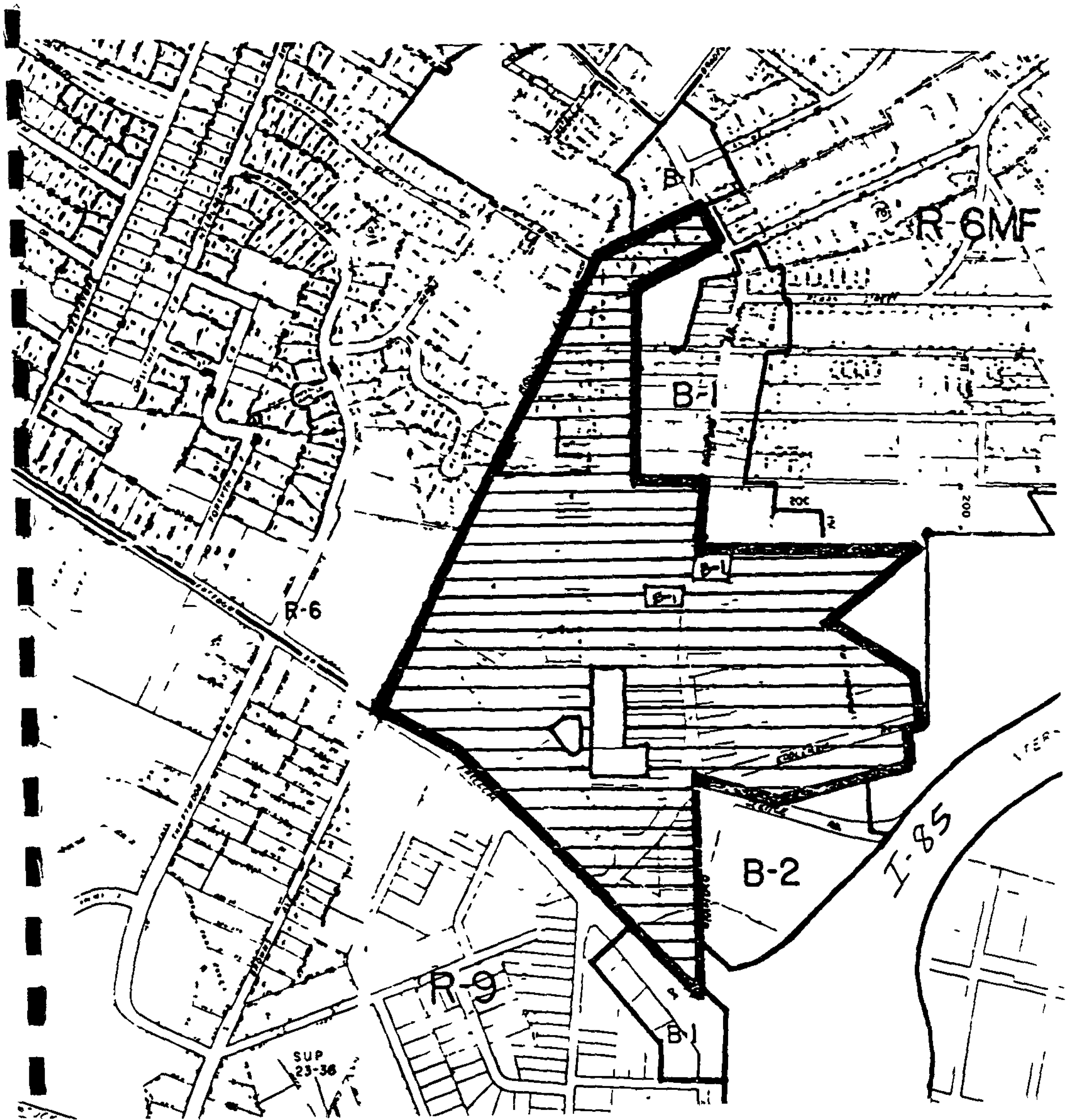
PETITION NO. 89-116 HEARING DATE October 30, 1989

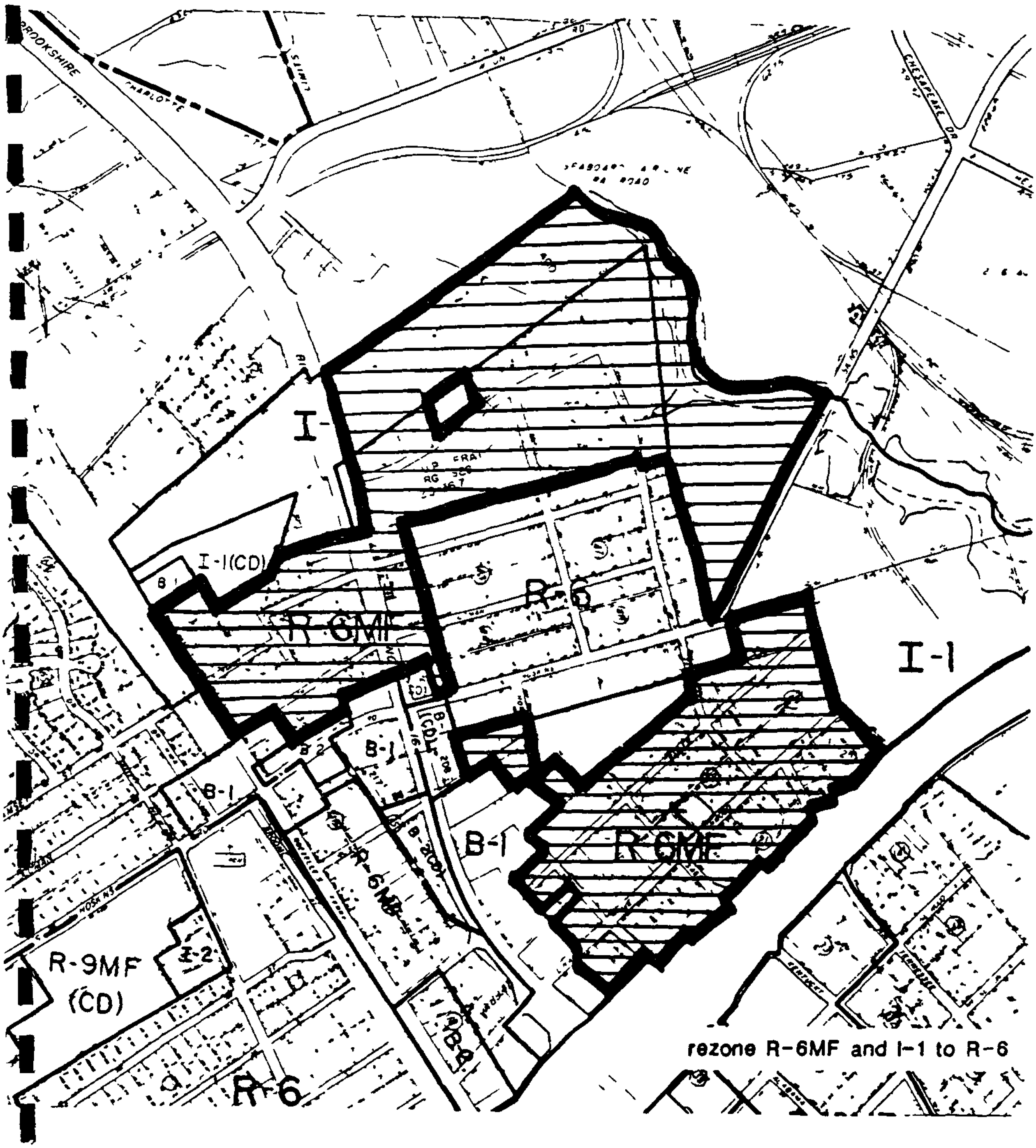
ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approximately 57.25 acres at the intersection of Browns Avenue and Freedom Drive extending to Marmion Drive.

SEE ATTACHED MAP

ZONING MAP NO 80 & 87


R-6MF
B-1
B-1
B-1
B-1
B-1
B-2
R-6
R-9
I-85
SUP
23-36
200



rezone R-6MF and I-1 to R-6