

**AGENDA**

Meeting Type:	ZONING
Date:	01/22/1996

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

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<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

## **Council Agenda**

Monday, January 22, 1996

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

Overview of Oakhurst Plan

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

Invocation by

### ITEM NO.

### PUBLIC HEARINGS

1. (95-95) Hearing on Petition No. 95-95 by High Equity XX Limited Partnership for a change in zoning for a 29 acre site located on the west side of Reddman Road, south of Albemarle Road, from R-15MF(CD) to R-8MF(CD).

Attachment No. 1

2. (96-1) Hearing on Petition No. 96-1 by The Department of Brotherhood Pensions and Ministerial Relief for a change in zoning for approximately 86.53 acres located on the westerly side of West Sugar Creek Road north of Nevins Road from R-4 and R-17MF to Institutional (CD).

Attachment No. 2

3. (96-4) Hearing on Petition No. 96-4 by Charlotte SAMP, LLC and SAMP, Inc. for a change in zoning for a 6.139 acre site located on the west side of Little Rock Road south of I-85 from I-2 to I-1.

Attachment No. 3

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4. (96-6) Hearing on Petition No. 96-6 by City Council of the City of Charlotte for a Text Amendment to the Zoning Ordinance to permit roof signs under special circumstances.

Attachment No. 4

5. (96-8) Hearing on Petition No. 96-8 by Fairfield Residential, Inc. for a change in zoning for approximately 69.14 acres located on the southerly side of Highway 51 at Bannington Drive from R-3 to R-12MF(CD) and R-3(CD).

A protest petition has been filed.

Attachment No. 5

6. (96-9) Hearing on Petition No. 96-9 by International Airport Centers, Inc. for a change in zoning for approximately 40.042 acres located on the southwest corner of the intersection of West Boulevard and Yorkmont Road from R-3, I-1 and I-1(CD) to I-2(CD).

Attachment No. 6

7. (96-10) Hearing on Petition No. 96-10 by Collins and Aikman Corporation for a change in zoning for approximately 85.62 acres located to the east and west of McCullough Drive south of West W. T. Harris Boulevard from O-15(CD) and B-1(CD) to O-2(CD) B-1(CD) and consideration of a B-1(CD) Site Plan Amendment.

Attachment No. 7

8. (96-11) Hearing on Petition No. 96-11 by City Council of the City of Charlotte for consideration of a text amendment to the Zoning Ordinance to authorize the Zoning Administrator to designate certain existing signs as "landmark signs."

Attachment No. 8

9. (96-22) Hearing on Petition No. 96-22 by Charlotte Mecklenburg Planning Commission for consideration of an amendment to the City of Charlotte Zoning Regulations to allow flea markets of over 70,000 square feet in the I-1 district subject to prescribed conditions.

The Zoning Committee will make a recommendation to Council before this meeting is adjourned in order for Council to make a decision on this matter tonight.

Attachment No. 9

**DECISIONS**

10. (95-87) Decision on Petition No. 95-87 by Mulberry Associates for a change in zoning for approximately 4 acres on the west side of Mulberry Church Road and north of the I-85 Service Road from B-1(CD) and R-17MF to O-1(CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 10

11. (95-88) Decision on Petition No. 95-88 by The McAlpine Company for a change in zoning for approximately 26.7 acres located on the north side of Mallard Creek Road at Rockwell Church Road from R-3, R-4 and R-17MF to R-6.

The Zoning Committee recommends that this petition be approved.

Attachment No. 11

12. (95-89) Decision on Petition No. 95-89 by Northside Baptist Church for a change in zoning for approximately 171 acres east of Sugar Creek Road on the north side of I-85 from B-2 and R-4 to Institutional (CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 12

13. (95-91) Decision on Petition No. 95-91 by Fresh Holdings, Inc. for a change in zoning for approximately 1.2 acres on the northwest corner of Carmel Road and Little Avenue from O-1 to B-1(CD).

The Zoning Committee recommends that this petition be denied.

Attachment No. 13

14. (95-92) Decision on Petition No. 95-92 by Charter Properties, Inc. for a change in zoning for approximately 8.3 acres located in the Wood Ridge Center on the north side of Billy Graham Parkway near South Tryon Street from I-1(CD) and R-17MF to I-1(CD).

A protest petition has been filed and is sufficient to invoke the 20% 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 deferred for one month.

Attachment No. 14

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15. (95-93) Decision on Petition No. 95-93 by Consolidated Freightways for a change in zoning for approximately 41.5 acres on the north side of Sunset Road east of I-77 from I-1 with Special Use Permit to I-2 with termination of the SUP.

The Zoning Committee recommends that this petition be approved.

Attachment No. 15

16. (95-94) Decision on Petition No. 95-94 by Keffer Management Company for a change in zoning for approximately 2.5 acres on the north side of Dion Drive, east of Independence Boulevard (US 74) from R-4 and B-2(CD) to B-2(CD).

The Zoning Committee recommends that this petition be approved.

Attachment No. 16

17. (95-96) Decision on Petition No. 95-96 by Cunnane Development Corp. for a change in zoning for approximately 12 acres located on the southwest corner of NC 51 and Elm Lane West from R-3 to R-8MF(CD).

The Zoning Committee recommends that this petition be approved, as modified.

Attachment No. 17.

18. (95-97) Decision on Petition No. 95-97 by City of Charlotte for a Text Amendment to the Zoning Ordinance to allow the Mecklenburg County Zoning Board of Adjustment to conduct public hearings for appeals for extensions of the eight year amortization period for nonconforming signs located within the City limits of Charlotte.

The Zoning Committee recommends that this text amendment be approved.

Attachment No. 18

19. Resolution calling for public hearings on Monday, February 19, 1996 at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, for Petition Nos. 96-2, 96-3, 96-5, 96-7, 96-12 and 96-14 through 96-21 for zoning changes.