

AGENDA

Meeting Type:	ZONING
Date:	09/16/1996

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler 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, September 16, 1996

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

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

ITEM NO.

PUBLIC HEARINGS

1. (96-64) Hearing on Petition No. 96-64 by CK-Land Development, Inc. for a change in zoning for approximately 1.2 acres on the northwest corner of the intersection between East W. T. Harris Boulevard and The Plaza from R-4 to B-1(CD).

Attachment No. 1

2. (96-65) Hearing on Petition No. 96-65 by Melaragno Design Build, Inc., for a change in zoning for approximately 0.5 acres on the west side of North Laurel Avenue, north of Vale Avenue from R-5 to R-17MF(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.

Attachment No. 2

3. (96-66) Hearing on Petition No. 96-66 by Mecklenburg County Attorney for consideration of a text amendment To the City of Charlotte Zoning Ordinance to match the local Solid Waste definitions to current state terminology.

Attachment No. 3

4. (96-70) Hearing on Petition No. 96-70 by NIAVAM Development, Inc. for a change in zoning for approximately 7.24 acres on the north side of the future Ballantyne Commons Parkway, East of Rea Road from R-3 to R-12MF(CD).

A protest petition has been filed.

Attachment No. 4

5. (96-71) Hearing on Petition No. 96-71 by Devon Capital Management for a change in zoning for approximately 8.9 acres on the east side of South Boulevard north of Emerywood Drive from B-2 to B-D(CD).

Attachment No. 5

6. (96-72) Hearing on Petition No. 96-72 by City of Charlotte/Ivan C. Hinrichs for a change in zoning for approximately 2.5 acres on the west side of Yorkmont Road, south of Bynum Drive from R-3 to I-1(CD).

Attachment No. 6

7. (96-73) Hearing on Petition No. 96-73 by Guignard Freight Lines, Inc. for a change in zoning for approximately 15 acres on the west side of Statesville Road, (US 21) and the south side of Lakeview Drive from I-1 to I-2.

Attachment No. 7

8. (96-74) Hearing on Petition No. 96-74 by Discovery Place, Inc. for a change in zoning for approximately 4.16 acres located on the westerly corner of the intersection between West Sixth Street and North Tryon Street from UMUD to UMUD-O.

Council is asked to hold the Public Hearing and also make a decision on this petition at this meeting.

Attachment No. 8

DECISIONS

9. (95-90) Decision on Petition No. 95-90 by Kenneth G. Brower, Jr., for a change in zoning for approximately 2.004 acres located south of the intersection of East Boulevard and Camden Road from B-1 to UMUD.

The Zoning Committee recommends approval of this petition.

Attachment No. 9

10. (96-19) Decision on Petition No. 96-19 by Charlotte-Mecklenburg Planning Commission for consideration of a text amendment to establish an additional district to be known as the Urban Corridor District (UCD).

Council deferred action on this at the April 15th meeting, referred it to the Council Economic Development at the May 20th meeting, and deferred it for 30 days at the June Zoning Meeting. At the July Zoning Meeting it was deferred to the September Zoning Meeting.

The Council Economic Development Committee met on August 26, and recommends that this petition be deferred to the September 24 Council Business Meeting to allow Planning Staff to develop a pilot to bring back to Council on that date.

Attachment No. 10

11. (96-40) Decision on Petition No. 96-40 by Thies Realty and Mortgage Company/Hoffman Associates, Limited Partnership and Ken and Sarah Harris for a change in zoning for approximately 1.6 acres located on the south side of Vernon Drive, east of Providence Road, from R-3 to R-5.

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.

This petition was deferred for 30 days at the May 20 and June 17 meetings.

The Zoning Committee deferred this petition until their September meeting.

Attachment No. 11

12. (96-50) Decision on Petition No. 96-50 by Cherry Community Organization for a change in zoning for several parcels located on the north and south sides of South Torrence Street at Ranlo Avenue from R-22MF to R-6.

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.

This petition was deferred at the July 15 meeting.

The Zoning Committee recommends this petition be denied.

Attachment No. 12

13. (96-53) Decision on Petition No. 96-53 by GAH International, Ltd. for a change in zoning for approximately 4.23 acres located on the southwest corner of the intersection of Old Statesville Road and Airway Avenue to the north of Gibbon Road from B-2 to B-D.

The Zoning Committee recommends this petition be approved.

Attachment No. 13

14. (96-54) Decision on Petition No. 96-54 by Devi Enterprises, Inc. for a change in zoning for approximately 3.38 acres located on the south side of Wilkinson Boulevard west of Harlee Avenue from I-2 to I-1.

The Zoning Committee recommends this petition be approved.

Attachment No. 14

15. (96-55) Decision on Petition No. 96-55 by The Hertz Corporation/Danny R. Havens for a change in zoning for approximately 5.3 acres located on the west side of Rental Car Road south of Old Dowd Road from I-2 to I-1.

The Zoning Committee recommends that this petition be approved.

Attachment No. 15

16. (96-56) Decision on Petition No. 96-56 by Karrington Communities for a change in zoning for approximately 3.541 acres located on the west side of Randolph Road north of Meadowbrook Road from R-3 to R-17MF(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 deferred this petition until their September meeting.

Attachment No. 16

17. (96-58) Decision on Petition No. 96-58 by Stor-All Systems, Inc. for a change in zoning for approximately 9.085 acres located on the east side of Highway 29, north of University City Boulevard (N.C. 49) from O-1(CD), B-2(CD) and CC to B-D(CD).

The Zoning Committee recommends this petition be approved with the following modification:

- The number of signs will be reduced from two to one.

Attachment No. 17

18. (96-59) Decision on Petition No. 96-59 by Graphic Packaging Flexible Corp., Sweatac Inc., Mitchel and Becker Company, and Piedmont Sewing Machine for a change in zoning for several parcels bounded by South Boulevard, Tremont Avenue, Hawkins Street and West Boulevard from I-2 and B-1 to UMUD.

The Zoning Committee recommends this petition be approved.

Attachment No. 18

19. (96-60) Decision on Petition No. 96-60 by Albemarle Road Crossing for a change in zoning for approximately 36.3 acres located on the south side of Albemarle Road west of Dwightware Boulevard from R-3 to CC and R-17MF(CD).

Protest petitions have been filed and are 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 deferred this petition until their September meeting.

Attachment No. 19

20. (96-61) A. Amend the South District Plan to conform with the following rezoning request.

The Planning Committee of the Charlotte-Mecklenburg Planning Commission recommends the amendment to the Plan be approved.

- B. Decision on Petition No. 96-61 by The Cyprus of Charlotte, LLC for a change in zoning for approximately 60.5 acres located on the southeast corner of the intersection of Park Road and Park South Drive from R-3 to Institutional (CD).

The Zoning Committee recommends this petition be approved.

Attachment No. 20

21. (96-62) Decision on Petition No. 96-62 by The Crosland Group, Inc., for a change in zoning for approximately 9.6 acres located on the northwest corner of the intersection of Quail Hollow Road and Carmel Road from R-3 and B-1SCD to B-1(CD).

The Zoning Committee recommends that this petition be approved, with the following modifications:

- Olde Town Village Drive will be abandoned as a public road and replaced as a private driveway.
- Pedestrian access will be provided to the adjacent multi-family development.
- Petitioner agrees to give written notice to adjacent neighborhood associations if and when requesting administrative approvals to this petition.

Attachment No. 21

22. Resolution calling for public hearings on Monday, October 21, 1995 at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center for Petition Nos. 96-57, 96-67, 96-69, 96-75 and 96-77 through 96-84 for zoning changes.