<u>AGENDA</u>

Meeting Type:	20NNG
Date:	07/21/1997

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

Charles Baker

Don Reid

Patrick Cannon

Ella Butler Scarborough

Malachi Greene

Tim Sellers

Mike Jackson

Nasif Rashad Majeed

Sara Spencer Lynn Wheeler

Council Agenda

Monday, July 21, 1997

5 00 p m - Council-Manager Dinner Meeting Chamber Conference Room Request to Add a Hearing to the September Zoning Agenda

6 00 p m - ZONING HEARINGS Meeting Chamber

ITEM NO.

PUBLIC HEARINGS

1 (97-51) Hearing on Petition No 97-51 by Beacon Development Company for a change in zoning for approximately 22 3 acres located on the southwest corner of W T Harris Boulevard and Old Statesville Road (NC 115) from B-2, B-2(CD), I-1, and I-1(CD) to I-1(CD)

Attachment No 1

2 (97-53) Hearing on Petition No 97-53 by Camden Square Associates, LLC for a change in zoning for approximately one acre located on the western corner of West Worthington Avenue and Hawkins Street from B-1 and I-2 to UMUD

Attachment No 2

Hearing on Petition No 97-55 by The Cathedral at Charlotte, Inc. for a change in zoning for approximately 1.3 acres located on the western corner of North College Street and the College Street-Tryon Street Connector from I-2 to UMUD

4 (97-56) Hearing on Petition No 97-56 by Autobell Car Wash, Inc. for a change in zoning for approximately 0 649 acres located on the east side of Dwightware Boulevard south of Albemarle Road from R-3, O-1 and B-1 to O-1(CD)

Attachment No 4

5 (97-58) Hearing on Petition No 97-58 by Kenneth R Harris for a change in zoning for approximately 0.76 acres located on the north side of West Boulevard west of Fordham Road from R-4 to R-8MF(CD)

Attachment No 5

6 (97-59) Hearing on Petition No 97-59 by JDH & Associates for a change in zoning for approximately 0 664 acres located on the northern corner of Hawthorne Lane and East 7th Street from B-2 to NS

Attachment No 6

7 (97-60) Hearing on Petition No 97-60 by George H Buck, Ir for a change in zoning for approximately 8 168 acres located north of Randolph Road between Briar Creek and Zeb Vance Road from R-5 to O-2(CD)

A protest petition has been filed but it is not sufficient to invoke the 20% rule

Attachment No 7

8 (97-61) Hearing on Petition No 97-61 by Evans Construction for a change in zoning for approximately 8 3 acres located on the north side of NC Highway 51 east of Elm Lane West from R-15PUD to R-8(CD)

Attachment No 8

9 (97-62) Hearing on Petition No 97-62 by Educational Facilities Group Inc, for a change in zoning for approximately 44 9 acres on the north side of University City Boulevard (NC 49) east of Marlynn Drive from R-4 to R-12MF(CD)

ITEM NO. Page 3

Hearing on Petition No 97-65A through 97-65I by City of Charlotte for a change in zoning for approximately 14,192 acres located in Beverly Crest, Davis Lake, Highland Creek, Six Mile Creek East, Six Mile Creek West, Steele Creek East and Steele Creek West to establish zoning jurisdiction of the City of Charlotte

Attachment No 10

11 (97-66) Hearing on Petition No 97-66 by David R Krug for a change in zoning for approximately 0 447 acres located on the south side of Caswell Road west of East 7th Street for consideration of an NS (Neighborhood Services) Site Plan Amendment

Attachment No 11

PUBLIC HEARING

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Public Hearing to consider adopting a resolution amending the Charlotte-Mecklenburg's Planning Commission's Interlocal Cooperative agreement. The amendment provides that the Mecklenburg Board of Education is a signatory partner with two appointments.

Action A Conduct Public Hearing

B Nominate citizens to serve on the Citizens Committee of 21 Seven citizens will be appopinted on July 28, 1997

Background

Council is requested to nominate citizens representing civic organizations, the business community, neighborhood groups, small towns, the Planning Commission and the Parks Commission to serve on the newly created Citizens Committee of 21 to recommend a process for developing a strategic five year plan and a long range 10 year plan for school facilities. This will be linked to the 2015 plan and ongoing community development initiatives. It will also relate the school planning process to infrastructure and facility needs in the community as a whole and the community's capacity and options to fund these needs through the City-County capital planning process. The committee's work will begin immediately and should be completed by October 31, 1997. Each Councilmember may nominate up to 7 citizens. Appointments will be made at Council's July 28 meeting.

No applications were received in the City Clerk's Office

ITEM NO.
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DECISIONS

13 (94-52) Decision on Petition No 94-52 by Carolina Foods Inc. for a change in zoning for approximately 17 33 acres located on the northeast corner of the intersection between North Tryon Street and Hilo Drive from B-1 to I-1(CD)

The Zoning Committee voted to recommend approval of this petition, with the following modifications

- o Exterior elevations of the building would be as per the photos presented at the Zoning Committee's Work Session
- o The northern access point on Craighead will not be constructed until the third phase of development in underway

Attachment No 12

14 (97-12) Decision on Petition No 97-12 by Wireless Communications Coalition for a Text Amendment to the City of Charlotte Zoning Ordinance to make a series of changes to the development standards for telecommunications towers

This hearing was opened and continued for 60 days at the February 17 meeting

Mayor McCrory was excused from voting at the April 22 meeting, and the hearing was held and closed.

At their meeting of July 15, the Planning Committee deferred action until their next meeting

Attachment No 13

15 (97-36) Decision on Petition No 97-36 by Estates, Inc. for a change in zoning for approximately 8 6 acres located on the west side of Park Road between Mockingbird Lane and Seneca Place from R-5, O-2 and O-6(CD) to R-43MF(CD)

A protest petition was filed but has been withdrawn

This petition was deferred for 30 days at the May 19, 1997 meeting, and deferred again on June 16

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

- o There will be no filling of the floodplain fringe
- o A detail of the fence provided as part of the buffer will be shown on the plan
- o Building heights must be shown in feet

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Attachment No 14

Decision on Petition No 97-39 by Elaine Worthey for a change in zoning for approximately 0 792 acres located on the east side of Little Rock Road, north of the intersection with Tuckaseegee Road from R-3 to R-8MF(CD)

Protest petitions have been filed and one 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 petition was deferred for 30 days at the May 19th meeting

The Zoning Committee recommends that this petition be deferred for one month

Attachment No 15

17 (97-40) Decision on Petition No 97-40 by Glen A Roberts for a change in zoning for approximately two acres on the west side of Providence Road, between Jefferson Drive and East Barden Road from R-3 to R-8MF(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 voted to recommend approval of this petition, with the following modifications

- o The number of units would be reduced to 14 by deleting the dwelling unit at the southwest corner of the site
- o The renderings and fence detail submitted at the Zoning Committee's Work Session would be made part of the site plan

Attachment No 16

18 (97-44) Decision on Petition No 97-44 by Griffin Brothers for a change in zoning for approximately 0 93 acres on the southeast corner of North Tryon Street (Highway 29) and Hampton Church Road from B-1(CD) for consideration of a B-1(CD) Site Plan Amendment

The Zoning Committee recommends that this petition be approved

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19. (97-45) Decision on Petition No 97-45 by Gregory and Tracey Motley for a change in zoning for approximately 0 49 acres on the north side of State Street between Mahopac Street and Sumter Avenue from R-8 to R-8MF

The Zoning Committee recommends that this petition be approved

Attachment No 18

20 (97-46) Decision on Petition No 97-46 by Michael Jordan Golf Company, Inc. for a change in zoning for approximately 27.7 acres on the southern corner of South Tryon Street (Highway 49) and Tyvola Road from R-17MF to B-2(CD)

The Zoning Committee recommends that this petition be approved

Attachment No 19

Decision on Petition No 97-47 by Carroll Shore for a change in zoning for approximately 8 acres on the west side of W T Harris Boulevard, north of Laura Drive from R-4 to R-12MF(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 20

Decision on Petition No 97-48 by LaQuinta, Inc. for a change in zoning for approximately 2 1 acres on the southwest corner of the intersection of South Tryon Street and Yorkmont Road from B-1 to B-2(CD)

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

- o An eight foot planting strip will be provided between the sidewalk and the curb on both South Tryon Street and Yorkmont Road
- o Building elevations shown at the public hearing would be made part of the site plan

Decision on Petition No 97-49 by Charlotte-Mecklenburg Board of Education for a change in zoning for approximately 0 14 acres on the west side of Beatties Ford Road, north of Celia Avenue from B-1(CD) to R-5

The Zoning Committee recommends that this petition be approved

Attachment No 22

Decision on Petition No 97-50 by Mecklenburg County Park and Recreation for a change in zoning for approximately 15 acres at the northern termination of Vilma Street and the eastern termination of Horace Street from R-22MF to INST(CD)

The Zoning Committee recommends that this petition be approved

Attachment No 23

Decision on Petition No 97-54 by Charlotte-Mecklenburg Planning Commission for a Text Amendment to amend Chapter 9 to allow detached dwellings in the UR-2, UR-3, and URC districts, to change the minimum lot area requirements for the UR-1, UR-2, UR-3 and URC districts from 5,000 to 3,000 square feet and to add a minimum lot width requirement of 20 feet for these districts

The Zoning Committee recommends that this petition be approved

Attachment No 24

Resolution calling for public hearings on Monday, September 15, 1997 at 6 00 p m in the Meeting Chamber of the Charlotte-Mecklenburg Government Center for Petition Nos 97-52 and 97-67 through 97-76 for zoning changes