AGENDA

Meeting Type:	ZONING
Date:	04/18/1988

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Al Rousso*

John A (Gus) Campbell *Roy Matthews*
Stanley M Campbell *Cyndee Patterson*
Dan Clodfelter *Ella Butler Scarborough*
Charlie S Dannelly *Richard Vinroot*
Gloria Fenning *Velva W Woollen*

Council Agenda

Monday, April 18, 1988

5:00 p.m. - Dinner
Rooms 237 and 239, Education Center

6:00 p.m. - ZONING HEARINGS
Board Room, Education Center

ITEM NO.

1. Invocation by The Reverend Joe Barnette, Associate Pastor, First Baptist Church.

PUBLIC HEARINGS

2. Hearing on Petition No. SUB 88-1 by the Charlotte-Mecklenburg Planning Commission for a text amendment to Chapter 20 of the Charlotte City Code to comply with the City's regulatory authority under state law, and to eliminate inconsistencies between City and County subdivision regulations.

   Attachment No. 1

3. Hearing on Petition No. 88-25 by the Charlotte-Mecklenburg Planning Commission for a text amendment to Section No. 3214.4 of the zoning appendix to lower the minimum project size for innovative housing developments from 5 acres to 2 acres, permitting more flexibility and innovative approaches to smaller tract infill housing.

   Attachment No. 2-A

4. Hearing on Petition No. 88-26 by LCW Enterprises, Inc. for a change in zoning from R-15 to R-15MF(CD) for a 8.4 acre site located on the northerly side of Albemarle Road west of the intersection of Albemarle and Harrisburg Roads.

Attachment No. 2-B

5. Hearing on Petition No. 88-27 by Arrowood Limited Partnership for a change in zoning from R-15MF(CD) to B-1S(CD) and O-15(CD) and an R-15MF(CD) Site Plan Amendment for a 33 acre tract located on the north side of Arrowood Road at its intersection with South Boulevard.

Attachment No. 2-C

6. Hearing on Petition No. 88-28 by Arrowood Limited Partnership for a change in zoning from R-9, R-12MF(CD) and B-D to B-P and I-1 for two parcels totaling approximately 80 acres on the west side of South Boulevard south of Arrowood Road.

Attachment No. 2-D

7. Hearing on Petition No. 88-29 by Mark Tribbett for a change in zoning from R-6MF and O-6 to O-6(CD) for a 3.5 acre site located at 1600 East Third Street between Baldwin Avenue and Lillington Avenue.

Petitioner has requested the hearing on this petition be deferred for one month.

Attachment No. 2-E

8. Hearing on Petition No. 88-30 by Connecticut General Life Insurance for a change in zoning from B-1, B-2 and I-1 to B-D for a 42 acre tract bounded by I-77, Clanton Road and South Tryon Street.

Attachment No. 2-F

9. Hearing on Petition No. 88-31 by The City of Charlotte for a change in zoning from R-9, R-15 and I-1(CD) to B-P and O-15(CD) for an 87 acre tract bounded by Billy Graham Parkway, Wilmount Road/Tyvola Road and the Charlotte Coliseum Site.

Attachment No. 2-G

10. Hearing on Petition No. 88-13 by Arrowood Limited Partnership for a change in zoning from R-15MF(CD) to B-1SCD and an R-15MF(CD) Site Plant Amendment for a 54.25 acre site located on the westerly side of South Boulevard extending from Olde Arrowood Road to South Arrowood Road relocation.

This hearing was deferred indefinitely at the February 15, 1988 zoning meeting to address several matters relating to transportation issues. Petition No. 88-27, listed earlier in this agenda, supersedes this petition, and petitioner is asking Council that it be allowed to withdraw No. 88-13 from consideration.

Attachment No. 3-H

11. Hearing on Petition No. 88-14 by Arrowood Limited Partnership for a change in zoning from R-9, R-12MF(CD) and B-D to B-P and I-1 for two parcels totaling 58.66 acres located on the west side of South Boulevard between Arrowood Road relocation and Sweden Road.

This hearing was deferred indefinitely at the February 15, 1988 zoning meeting to address several matters relating to transportation issues. Petition No. 88-28, listed earlier in this agenda, supersedes this petition, and petitioner is asking Council that it be allowed to withdraw No. 88-14 from consideration.

Attachment No. 3-I

POLICY AGENDA

12. Decision on Petition No. 88-19 by J. D. Allen and James W. Beam for a change in zoning from R-6 to R-9MF(CD) for a 4.5 acre site located at the northwest corner of the intersection of Freedom Drive and Allenbrook Road.

The Zoning Committee recommends that action on this petition be deferred.

Attachment No. 4-J

13. Decision on Petition No. 88-21 by Terracraft, Inc. (USA) for a change in zoning from R-15 and R-15MF to R-20MF (innovative) for an 8.58 acre site located on the north side of Sardis Lane, east of Providence Road.

A protest petition has been filed and is 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 the petition be approved.

Councilmember Gloria Fenning has requested decision on this petition be deferred to Council's regular meeting Monday, April 25, 1988.

Attachment No. 4-K

14. Decision on Petition No. 88-22 by Emolyn S. Crow and Trinity Baptist Church for a change in zoning from R-9 to B-D(CD) and I-1(CD) for a 9.5 acre site located on the southerly side of Arrowood Road between I-77 and N.C. 49.

The Zoning Committee recommends that the petition be approved.

Attachment No. 4-L

15. Decision on Petition NO. 88-23 by University Executive Park for a change in zoning from I-1(CD) to BP for a 28.7 acre site located on the northerly side of I-85 Service Road east of Sugar Creek Road.

The Zoning Committee recommends that the petition be approved.

Attachment No. 4-M

16. Decision on Petition No. 88-24 by Clay Hucks for a change in zoning from R-9MF to O-6(CD) for two parcels of land totaling approximately 1½ acres located on the northerly side of Monroe Road between Shade Valley Road and Eaton Road.

The Planning Commission recommends that the petition be approved.

Attachment No. 4-N

17. Decision on Petition No. 88-6 by Roy Capehart for a change in zoning from R-9MF to O-6(CD) for a .355 acre parcel located on the northerly side of Monroe Road between Shade Valley Road and Eaton Road.

The Zoning Committee recommends that the petition be denied.

Attachment No. 4-O

18. Decision on Petition No. 88-9 by Charles Goldstein for a text amendment to Section 3062.25 to permit bakeries with wholesale sales and manufacturing up to 10,000 square feet of floor area in a B-2 district.

The Planning Committee recommends that this text amendment be deferred.

Attachment No. 5-P

19. Decision on Petition No. 88-17 by Whitner Farms, Inc. for a text amendment to the Zoning Appendix of the City Code, Section No. 3313 - recognition of Certain Approved Special Use Permits - to extend the amount of time for certain approved SUP's to three years from issuance of SUP; define manner in which 50% construction is determined.

The Planning Commission recommends that the petition be approved.

Councilmember Gloria Fenning has requested decision on this petition be deferred to Council's regular meeting Monday, April 25, 1988.

Attachment No. 5-Q

20. Recommend adoption of a resolution calling for public hearings on Monday, May 16, 1988, at 6:00 p.m. in the Board Room of the Education Center, on Petitions 88-11 and 88-32 through 88-40.

BUSINESS AGENDA

21. Recommend authorizing the North Carolina Performing Arts Center at Charlotte Foundation to continue negotiations with NCNB/ Charter/Lincoln Properties with intention of producing definitive agreements, including refinement of the design concept, and adopt an ordinance approving an additional $750,000 necessary to accomplish this.

Attachment No. 6

SCHEDULE OF MEETINGS
April 18 - 22, 1988

Monday, April 18	COUNCIL/MANAGER DINNER Education Center Rooms 237-239	5:00 p. m.
	CITY COUNCIL MEETING (Zoning) Board Room, 4th Floor	6:00 p. m.
Tuesday, April 19	CITY-COUNTY LUNCHEON Central Piedmont Community College Citizens Center	12:00 Noon