

**AGENDA**

Meeting Type:	ZONING
Date:	07/15/1996

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, July 15, 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. (95-90) Hearing on Petition No. 95-90 by Kenneth G. Browder, 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.

Attachment No. 1

2. (96-40) Hearing on Petition No. 96-40 by Thies Realty and Mortgage Company/Hoffman Associates, Limited Partnership and Ken & 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.

Attachment No. 2

3. (96-53) Hearing 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.

Attachment No. 3

4. (96-54) Hearing 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.

Attachment No. 4

5. (96-55) Hearing 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.

Attachment No. 5

6. (96-56) Hearing on Petition No. 96-56 by Karrington Communities for 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.

Attachment No. 6

7. (96-58) Hearing 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).

Attachment No. 7

8. (96-59) Hearing on Petition No. 96-59 by Graphic Packaging Flexible Corp., Sweatac Inc., Mitchel and Becker Co., 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.

Attachment No. 8

9. (96-60) Hearing on Petition No. 96-60 by Albemarle 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.

Attachment No. 9

10. (96-61) Hearing 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 Inst.(CD)

Attachment No. 10

11. (96-62) Hearing 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).

Attachment No. 11

### **DECISIONS**

12. (96-13) Decision on Petition No. 96-13 by The Metropolitan Group, Inc. for a change in zoning for approximately 0.5 acres on the northerly side of South Boulevard at Arlington Avenue from B-2 to UMUD.

The Zoning Committee recommends this petition be approved.

Attachment No. 12

13. (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, May 20th and June 17th meetings.

The Zoning Committee recommends that this text amendment be approved, with the modifications submitted by the City Attorney's Office and the following additional modification: In Section 9.1202.2 the first sentence be modified to read, "This district may be applied only after a Corridor Design Plan has received a recommendation by the Planning Commission and been adopted by the City Council." In Section 9.1204 the first sentence should read, "Corridor Design Plans having received a recommendation by the Planning Commission and having been adopted by the City Council will contain specific development standards and policies related to particular transportation corridors."

Attachment No. 13

14. (96-26) Decision on Petition No. 96-26 by The Boulevard Company for a change in zoning for approximately 5.7 acres located on the westerly side of Park Road south of Marsh Road from R-4 to R-12MF(CD) (modified from R-17MF(CD)).

This petition was deferred for 30 days at the May 20th meeting.

The Zoning Committee recommends this petition be approved with the above modification.

Attachment No. 14

15. (96-31) Decision on Petition No. 96-31 by Northpark Limited, et. al. for a change in zoning for approximately 13.4 acres located on the west side of Reames Road, north of Northpark Boulevard, from R-3 to I-1(CD).

This petition was deferred for 30 days at the June 17th meeting.

The Zoning Committee recommends this petition be denied.

Attachment No. 15

16. (96-35) Decision on Petition No. 96-35 by Christopher J. Branch for a change in zoning for approximately 7.14 acres located on the easterly side of Park Road north of Townes Road from R-4 to R-8MF(CD) [modified from R-12MF(CD)].

The Petitioner requested deferral of this hearing for 30 days at the May 20th meeting.

The Zoning Committee recommends this petition be approved, with the above modification.

Attachment No. 16

17. (96-36) Decision on Petition No. 96-36 by Christopher J. Branch for a change in zoning for approximately one acre located on the southeasterly corner of the intersection of Laurel Avenue and East 7th Street from O-2 to O-3(CD).

This petition was deferred for one month at the June 17th meeting.

The Zoning Committee recommends this petition be approved.

Attachment No. 17

18. (96-46) Decision on Petition No. 96-46 by L. P. & Audrey Mayhew and Geraldine Anderson for a change in zoning for approximately 3.2 acres located on the northwest corner of the intersection of Kelly Street and Sharon Amity Road south of Monroe Road from R-17MF to O-2.

The Zoning Committee recommends this petition be approved.

Attachment No. 18

19. (96-47) Decision on Petition No. 96-47 by Terry Predzimirski for a change in zoning for approximately 13 acres located at the end of Hill Road, east of South Boulevard, from R-4 to R-5.

The Zoning Committee recommends this petition be approved.

Attachment No. 19

20. (96-48) Decision on Petition No. 96-48 by Bailey Patrick, Jr. for consideration of a text amendment to the City of Charlotte Zoning Ordinance to allow contractor offices and accessory storage, excluding the storage of general construction equipment and vehicles, in the BP (Business Park) District.

The Zoning Committee recommends this petition be approved.

Attachment No. 20

21. (96-49) Decision on Petition No. 96-49 by G. L. Sutcliffe for a change in zoning for a 3.7 acre site located between Reames Road and I-77, north of Sunset Road, from R-17MF to I-1, amended I-1(CD).

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

- That this petition be converted to a conditional district rezoning.
- That a note be added to the site plan that no billboards will be permitted on this site.
- That a 30-foot landscaped setback be provided along Reames Road.

Attachment No. 21

22. (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.

The Zoning Committee recommends that this petition be denied.

Attachment No. 22

23. (96-51) Decision on Petition No. 96-51 by Thomas and Mary Simpson for a change in zoning for approximately .75 acres on the southwest corner of the intersection of Sharon Amity Road and Lantana Avenue from R-17MF to O-2.

The Zoning Committee recommends this petition be approved.

Attachment No. 23