AGENDA

Meeting Type:	ZONING
Date:	06/20/1988

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

June 20, 1988

5:00 p.m. - Dinner
Rooms 237 and 239, Education Center
Discussion - Conditional District Rezoning and Development Enterprise Area (DEA) Concept Plan.

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

ITEM NO.

1. Invocation by The Reverend Jonathan DeBell, East Baptist Church.

PUBLIC HEARINGS

2. Hearing on Petition No. SUB 88-2 by the Charlotte-Mecklenburg Planning Commission for a text amendment to Chapter 20 of the Charlotte City Code, Subdivision Regulations.

   Attachment No. 1-A

3. Hearing on Petition No. 88-40 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to U-MUD for an 8 acre site bounded by South Mint Street on the west, South Church Street on the east, and John Belk Freeway on the south and West Stonewall Street on the north.

   This hearing was deferred from the May 16 meeting.

   Attachment No. 1-B

4. Hearing on Petition No. 88-41 by B. J. Pierce for a change in zoning from R-6MF to O-6 for a 1.11 acre site located south of the intersection of Park Road and Tyvola Road.

   Attachment No. 1-C

5. Hearing on Petition No. 88-42 by Wolf Property Corporation for a change in zoning from R-9MF to O-15(CD) for a 1.3 acre site located on the westerly side of Newell-Hickory Grove Road at Williams Road.

Attachment No. 1-D

6. Hearing on Petition No. 88-43 by Sree, Incorporated for a change in zoning from O-6 to B-1(CD) for a 1 acre tract located on the northerly side of Wilson Lane, approximately 200 feet west of Sugar Creek Road.

Attachment No. 1-E

7. Hearing on Petition No. 88-44 by Province Development, Ltd. for a change in zoning from R-15MF(CD) to R-20MF (Innovative) for a 7.4 acre site located off Verndale Road at the end of Bayswater Lane and adjacent to Hideaway Bay Townhomes.

Attachment No. 1-F

8. Hearing on Petition No. 88-45 by the Charlotte-Mecklenburg Planning Commission, for a change in zoning from UR-C to UR-3 for a 15.5 acre tract located at 329 Irwin Avenue, bounded by I-77 on the west and Clark Street on the east.

Attachment No. 1-G

9. Hearing on Petition No. 88-46 by the Charlotte-Mecklenburg Planning Commission, for a change in zoning from O-6 to UR-2 for a .34 acre site located on the westerly corner of North Sycamore Street and West Sixth Street.

Attachment No. 1-H

POLICY AGENDA

10. Decision on Petition No. 88-9 by Charles Goldstein for a text amendment to Section 3062.15 to permit bakeries with wholesale sales and manufacturing up to 10,000 square feet of floor area in a B-2 district.

The Planning Commission recommends that the amendment be denied.

Attachment No. 2-I

11. Decision 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.

The Planning Committee recommends that the text amendment be approved.

Attachment No. 2-J

12. Decision on Petition No. 88-11 by First Colony Group, Ltd. for a change in zoning from R-15 to O-6(CD) for a 7.08 acre site located on the north side of Fairview Road approximately 1,250 feet east of Sharon Road.

The Zoning Committee deferred action on this request for 30 days pending the outcome of the SouthPark Land Use Study.

Attachment No. 3-K

13. Decision 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.

The Zoning Committee deferred action on this request indefinitely at the request of the petitioner.

Attachment No. 3-L

14. Decision 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.

The Zoning Committee deferred action on this request for 30 days at the request of the petitioner.

Attachment No. 3-M

15. Decision on Petition No. 88-32 by HBH Investments for a change in zoning from R-15 to R-15(CD), R-PUD (Innovative), O-15(CD), and B-1SCD for a 176 acre site located on the east side of Sharon Road between Colony Road and Morrison Boulevard extending through to Fairview Road.

The Zoning Committee deferred action on this request for 30 days pending the outcome of the SouthPark Land Use Study.

Attachment No. 3-N

16. Decision on Petition No. 88-33 by Sardis North Associates for a change in zoning from I-1 and B-D to B-1SCD for a 34.20 acre site located just off the northwesterly corner of Independence Boulevard and Sardis Road North.

The Zoning Committee deferred action on this request for 30 days.

Attachment No. 3-O

17. Decision on Petition No. 88-34 by Strawberry Hill Associates for a change in zoning from R-15MF TO B-1(CD) for a 6.2± acre site located just off the northeasterly corner of Providence Road and Old Sardis Road.

The Zoning Committee deferred action on this request for 30 days.

Attachment No. 3-P

18. Decision on Petition No. 88-35 by Carmel Financial Group, Inc. for a change in zoning from R-9MF and R-9 to O-15(CD), B-D(CD) and B-1(CD) for a 58.78 acre site located on the westerly side of Nations Ford Road, between Arrowood Road and Nations Ford Road.

The Zoning Committee deferred action on this request for 30 days.

Attachment No. 3-Q

19. Decision on Petition No. 88-36 by Carmel Investment Group, Inc./Hebron for a change in zoning from R-9MF to B-D(CD) for a 6.54 acre site located on Nations Ford Road between Hebron Street and Old Hebron Street.

The Zoning Committee recommends that this petition be approved.

Attachment No. 3-R

20. Decision on Petition No. 88-37 by Jerusalem Pentecostal Holiness Church for a change in zoning from R-6MF to R-I for a 9,000 square foot site located on the northeasterly corner of East 18th Street and McDowell Street.

The Zoning Committee recommends that the petition be approved.

Attachment No. 3-S

21. Decision on Petition No. 88-38 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to UR-C for a 9.5 acre site bounded by west First Street on the north, South Cedar Street on the east, Southern Railroad on the south, and I-77 on the west.

A motion to approve resulted in a three to three vote, therefore the petition is automatically deferred for 30 days.

Attachment No. 3-T

22. Decision on Petition No. 88-39 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to U-MUD for a 37 acre site bounded by West Fourth Street on the north, South Mint Street on the east, John Belk Freeway on the south, and Southern Railway on the west.

The Zoning Commission recommends that the petition be approved.

Attachment No. 3-U

23. Consider holding a public hearing on Monday, July 18, 1988, at 6:00 p.m. in the Board Room of the Education Center, on a text amendment to the Sign Ordinance in response to the County Commission's request for a unified ordinance.

Attachment No. 4

24. Recommend adoption of a resolution calling for public hearing on Monday, July 18, 1988, at 6:00 p.m. in the Board Room of the Education Center, on Petitions 88-47 through 88-56 for zoning changes.

BUSINESS AGENDA

25. Recommend adoption of Development Enterprise Area (DEA) Concept Plan.

Redirection of growth was a major goal supported in the 2005 Plan. A key recommendation of that plan is that development enterprise areas (DEA's) be targeted throughout the city and county, particularly where there is currently a weak market. DEA's have the potential of becoming new growth areas for residential and/or employment purposes; they are envisioned as urban villages and integrate various design components for an identifiable image. As a redirection of growth strategy, public incentives such as sewer and water or road improvements are recommended to be provided early on to stimulate private investment in the DEA's.

The DEA concept plan builds on the broad 2005 Plan recommendation. It identifies the various types, sizes, character, and general location of the DEA's. With the policies of this plan in place, specific boundaries for the DEA's can be determined through the district plan process, and plans applying the policies to specific DEA's will follow. Council approval of the DEA concept is needed to continue planning efforts for the enterprise areas.

Attachment No. 5