AGENDA

Meeting Type:	B
Date:	11-19-1984

City of Charlotte, City Clerk's Office

CHARLOTTE

November 9, 1984

Mayor Harvey B. Gantt
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members

Attached you will find follow up information from last month's rezoning hearing

During the discussions of Petition No. 84-70 you requested that the Building Standards Department conduct a survey along Independence Boulevard in the vicinity of the petition to determine any zoning violations Mr Long's memo is attached, his department found no violations

During the public hearings for petitions on Reddman Road, you wanted some information dealing with the number of multi-family units in the area, the number of single family units, intersection counts and related data That information has been compiled and is enclosed

If I can be of any further assistance, please let me know

Sincerely,

Robert O. Young,
Zoning Coordinator

Enclosures

Charlotte Mecklenburg Planning Commission 301 South McDowell Street Charlotte NC 28204 704/336 2205

MECKLENBURG COUNTY

Charlotte-Mecklenburg
Building Standards Department

November 2, 1984

TO: Bob Young

FROM: Dale W. Long
Zoning Administrator

SUBJECT Independence Boulevard - Pecan to Morningside

Building Standards Department made a parcel by parcel inspection of the above subject area and found no violations of the zoning regulations.

Mr. Alexander was cited for operating an Auto Body and Paint shop which requires a B-2 zoning. He was denied a privilege licence for a body shop, but was informed that automobile accessories sales and installations was a permitted use. His sole purpose for requesting a zone change to B-2 was to be able to paint trucks and perform body work on same.

If I can be of further assistance, please call me.

DWL/ams
28/m

700 North Tryon Street • PO Box 31097 • Charlotte North Carolina 28231 1097 • (704) 336 2831

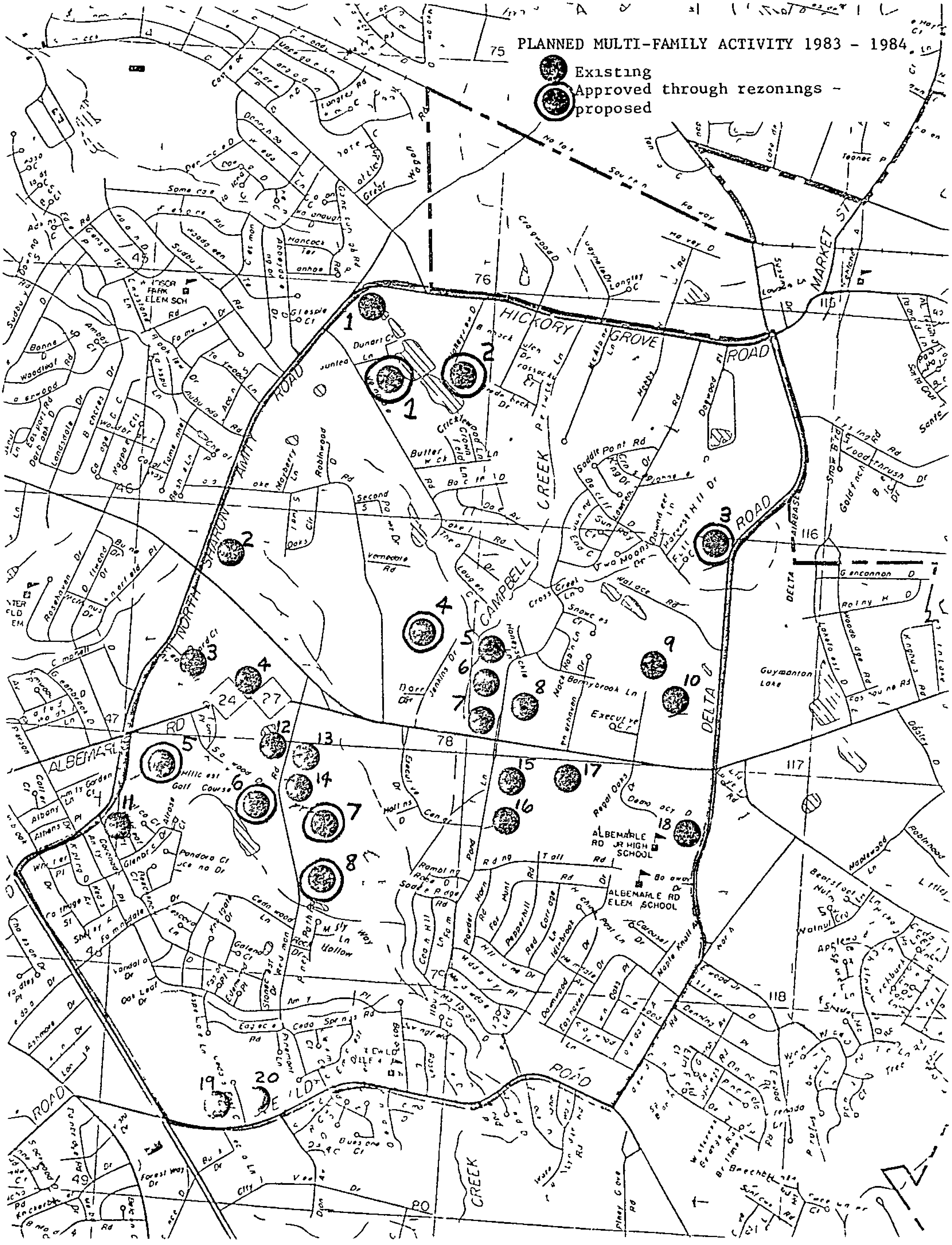
PLANNED MULTI-FAMILY ACTIVITY 1983-1984

Existing

1	Spring Lake	210	dwelling	units
2	Granville Apartments	101	"	"
3.	Girard Apartments	80	"	"
4.	The Lake Apartments	377	"	"
5.	Farm Lane	120	"	"
6.	Four Seasons	112	"	"
7.	Four Seasons Patio Homes	97	"	"
8	Forest Hills	258	"	"
9.	English Hills	280	"	"
10	The Cedars	360	"	"
11	Coventry Woods	74	"	"
12	Reddman's Pier	162	"	"
13	Lions Head	112	"	"
14	Village at Forest Ridge	112	"	"
15.	Woodlands	424	"	"
16.	Summit Ridge	240	"	"
17	Woodbridge Village	192	"	"
18.	Idlewild Gardens	150	"	"
19	Idlewild 1 - 4	413	"	"
20.	Chatham Square	51	"	"

Approved through rezoning process - proposed

1	W. T Harris	55	dwelling	units
2	Province Development	79	"	"
3.	Condel Investments	178	"	"
4	The Walsh Corporation	310	"	"
5	Drexel Corporation	334	"	"
6.	Pittman, Pittman & Sibley	172	"	"
7	Trustees of Charities Trust	442	"	"
8.	Warren Redd	116	"	"


PLANNED MULTI-FAMILY ACTIVITY 1983 - 1984
Existing
Approved through rezonings - proposed
HICKORY GROVE ROAD
MARKET ST
NORTH SHARON AMITY ROAD
CAMPBELL CREEK
DELTA ROAD
DELTA AIRBASE
ALBEMARLE RD
ALBEMARLE RD JR HIGH SCHOOL
ALBEMARLE RD ELEM SCHOOL
Guymanton Lake
Hillcrest Golf Course
CREEK
ROAD
75
76
78
116
117
118
45
46
47
49
80
24
27

SINGLE FAMILY SUBDIVISION ACTIVITY 1983-1984

Preliminary approvals

1	Cedar Cove	109 lots
2	The Downes at Idlewild	35 "
3.	Verndale Farms	65 "

Final approvals

1.	Cedar Cove	7 lots
2	Cedar Cove	23 "
3.	Cedar Cove	8 "
4.	The Downes at Idlewild	35 "
5.	The Downes at Idlewild	16 "
6	Verndale Farms	12 "
7.	Verndale Farms	29 "
8	Coatbridge	4 "
9	Coatbridge	9 "
10	Candlelight Forest	15 "
11	Candlelight Forest	18 "

SINGLE FAMILY SUBDIVISION ACTIVITY
1983 - 1984
Preliminary approvals
Final approvals
HICKORY GROVE ROAD
NORTH SHARON AMITY ROAD
CAMPBELL CREEK
DELTA ROAD
MARKET ST
ALBEMARLE RD
IDLEWILD ROAD
AIRBASE
WINDSOR PARK ELEM SCH
ALBEMARLE RD JR HI SCHOOL
ALBEMARLE RD ELEM SCHOOL
Hillcrest Golf Course
Guymanton Lake
CREEK
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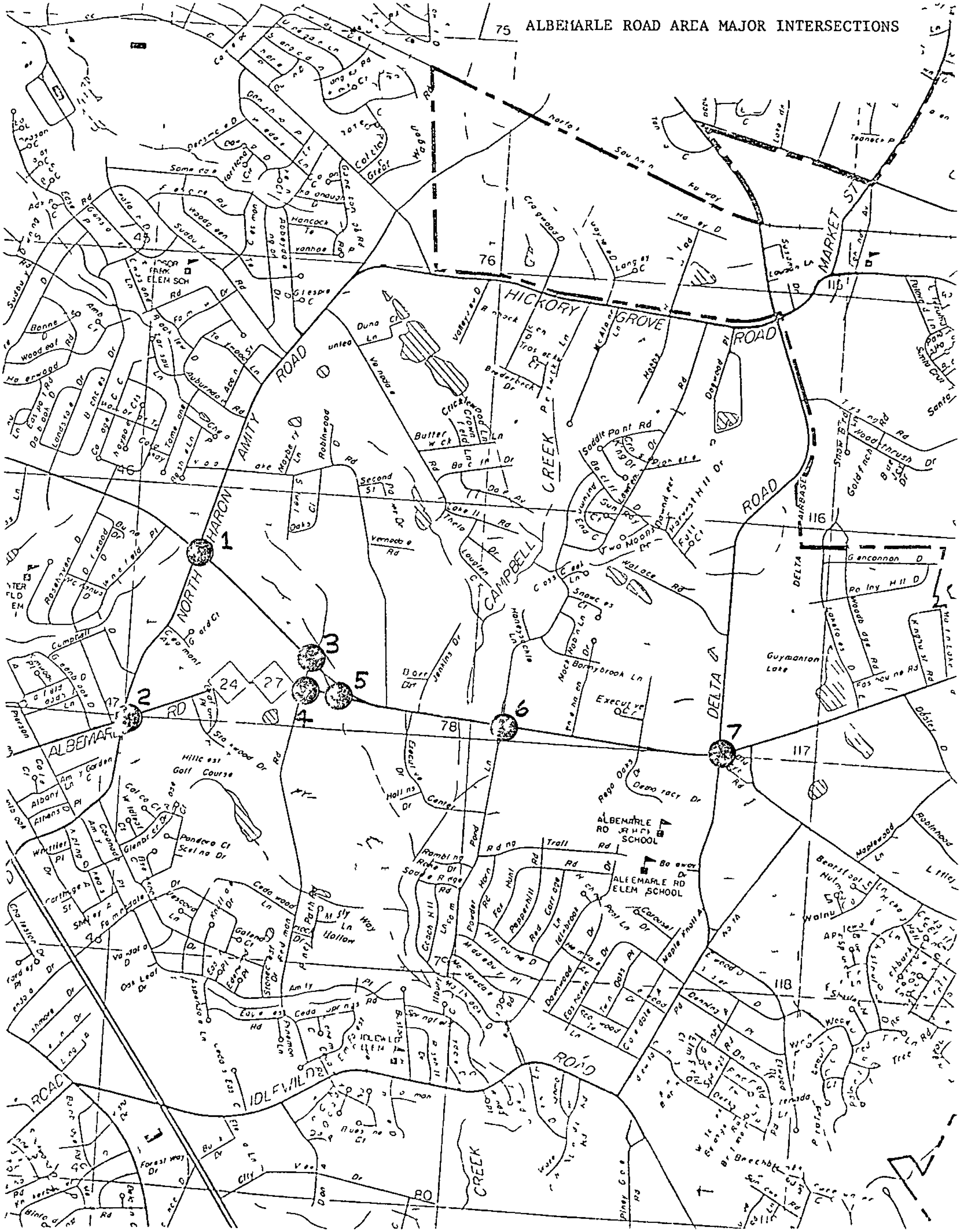
ALBEMARLE ROAD AREA MAJOR INTERSECTIONS OPERATION LEVEL - PEAK HOUR LEVELS

1	Central Avenue and North Sharon Amity Road	Level of Service E
2	Albemarle Road and North Sharon Amity Road	Level of Service F
3	Central Avenue and Reddman Road	Level of Service B
4	Albemarle Road and Reddman Road	Level of Service B
5.	Albemarle Road and Central Avenue	Level of Service E
6	Albemarle Road and Farm Pond Lane	Level of Service F
7	Albemarle Road and Delta Road	Level of Service F

ALBEMARLE ROAD AREA MAJOR INTERSECTIONS



Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte, North Carolina 28202
704/336-2395

Meetings in November '84

NOVEMBER 1 - NOVEMBER 3

1	Thursday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 8 00 a m	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor, Small Conference Room
	Thursday, 6 00 p m.	PARKS ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
3	Saturday, 8 00 a m	PLANNING COMMISSION (Retreat) - Adams Mark Hotel, Rooms-Cardinal 1 & 2

THE WEEK OF NOVEMBER 4 - NOVEMBER 10

5	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2 00 p m	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING - City Hall, Council Chamber
6	Tuesday, 7 30 a m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg , 1st Floor Conference Room
7	Wednesday, 7 30 p m	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
8	Thursday, 7 30 a m.	CITY-COUNTY CONSOLIDATION STUDY COMMITTEE - Education Center, 2nd Floor Conference Room
	Thursday, 4 00 p m	CITY COUNCIL TRANSPORTATION COMMITTEE - City Hall, 2nd Floor Conference Room

THE WEEK OF NOVEMBER 11 - NOVEMBER 17

12	Monday	VETERANS DAY. City Holiday-All City Government Offices Closed.
13	Tuesday, 7 30 a.m.	CITY-COUNTY CONSOLIDATION STUDY COMMITTEE - UNCC, Cone Center
	Tuesday, 8 00 a.m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a.m	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg., 1st Floor Conference Room
14	Wednesday, 2 00 p m.	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept of Transportation Conference Room
	Wednesday, 7 00 p m	METROPOLITAN PLANNING ORGANIZATION - City Hall Annex, Dept of Transportation Conference Room
	Wednesday, 7 30 p m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
15	Thursday, 7 30 a m	PLANNING COMMISSION/Planning Liaison Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 8 00 a.m	CLEAN CITY COMMITTEE - Cameron-Brown Bldg , 5th Floor Conference Room
	Thursday, 7 30 p m	CHARLOTTE TREE COMMISSION - Park Operations, 701 Tuckaseegee Rd., Conference Room

(Continued on Back)

THE WEEK OF NOVEMBER 18 - NOVEMBER 24

19	Monday, 5 00 p.m	CITY COUNCIL/COUNTY COMMISSION/PLANNING COMMISSION/SCHOOL BOARD (Briefing on 2005 Generalized Land Plan) - Education Center, Rooms 237-239
	Monday, 6 00 p.m	CITY COUNCIL MEETING (Zoning Hearings) - Education Center, Board Room
20	Tuesday, 11 00 a.m	AUDITORIUM-COLISEUM-CONVENTION CENTER - Convention Center, Conference Room
	Tuesday, 2 00 p.m	HOUSING AUTHORITY - Administration Offices, 1301 South Boulevard
21	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
22	Thursday	THANKSGIVING. City Holiday-All City government offices closed.
	Thursday, 12 Noon	RIBBON CUTTING/TRYON STREET MALL - The Square

THE WEEK OF NOVEMBER 25 - NOVEMBER 30

26	Monday, 3 00 p.m	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 4 00 p.m	PLANNING COMMISSION (Deferred Zoning Petitions) - Cameron-Brown Bldg , 1st Floor Conference Room
	Monday, 7 30 p.m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
27	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Utility Dept., 5100 Brookshire Blvd.
	Tuesday, 4 30 p m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room
28	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 East Morehead St.
	Wednesday, 7 30 p.m.	PLANNING COMMISSION/Air Quality Committee - Cameron-Brown Bldg., 1st Floor Conference Room

Virginia Paper Company Specialists in Printing Papers from the Potomac to the Gulf 416 422 W Third Street Charlotte North Carolina 28202
704 372 5001

November 14, 1984

Mrs Pat Sharkey
City Clerk
City of Charlotte
600 E Trade Street
Charlotte, N.C 28202

RE Petition #8481 to rezone 416 West Third Street

Dear Mrs. Sharkey

Our reasons for requesting that our property be rezoned no longer exist, and we ask that this petition be rescinded.

Our property is for sale, and we made this petition on behalf of a would-be buyer, for whom the requested classification was necessary Very recently that buyer determined that, for other causes, his idea for our property was not feasible at this time

Since we have no use for the property other than that for which we have used it since 1938, the storage and distribution of paper products, we prefer to leave the rezoning issue to its next owner Thank you

Sincerely,

VIRGINIA PAPER COMPA

R M Goodson
Branch Manager

RMG/lc

Charlotte

IN MEETING ON MONDAY, NOVEMBER 19, 1984

5.00 p.m. - City Council/Planning Commission/
County Commission/School Board
Dinner
2005 Update
Rooms 237-239

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

ITEM NO.

1. Invocation by The Reverend Joel M. Long of Mulberry Presbyterian Church.

2. Recommend adoption of a resolution declaring the results of the special bond referendum held in the City of Charlotte on November 6, 1984 upon the questions of approving $47,400,000 Coliseum Bonds, $16,000,000 Street Improvement Bonds, $11,385,000 Water Bonds and $2,330,000 Sanitary Sewer Bonds.

PUBLIC HEARING

3. Hearing on Petition No. 84-76 by Sardis Road North Associates, Ltd. for a change in zoning from B-D & I-1 to B-1SCD for a 69± acre site located on the southwest side of Independence Boulevard near Hayden Way.

Attachment No. 1-A

council agenda

Mayor Harvey B Gantt Mayor Pro Tem Minette Conrad Trosch

Charlie S Dannelly
Laura Page Frech
Ann Hammond
Paul Francis Juneau
Ron Leeper
Sue Myrick
Pamella G Patterson
Herbert Spaugh, Jr
Richard Vinroot
Velva W Woollen

4. Hearing on Petition No. 84-77 by Sardis Road North Associates, Ltd. for a change in zoning from R-12 to I-1 for a 24.83± acre site located north of Seaboard Railroad, east of McAlpine Creek.

Attachment No. 1-B

5. Hearing on Petition No. 84-78 by Robert Bodenhamer for a change in zoning from R-9MF to R-6MF(CD) for a .689 acre site along the east side of Finchley Road, between Shamrock Drive and Jennie Linn Drive.

Attachment No. 1-C

6. Hearing on Petition No. 84-79 by Hornets' Nest Girl Scout Council, Inc., for a site plan amendment to an already existing O-15(CD) zoning for a 3.7± acre site located at 7007 Idlewild Road.

Attachment No. 1-D

7. Hearing on Petition No. 84-80 by Stephen E. Benson for a change in zoning from R-9MF and O-6 to BD(CD) for a 3.5 acre site located behind the 4200 block of Monroe Road on McCauley Street behind Cathey Lumber Company.

Attachment No. 1-E

8. Hearing on Petition No. 84-81 by Virginia Paper Company for a change in zoning from I-3 to U-MUD for a 36,154 square foot lot located along the north side of West Third Street between South Graham and South Mint Streets.

Attachment No. 1-F

9. Hearing on Petition No. 84-82 by Interstate 77 Partnership No. 1 for a change in zoning from R-6MF to B-2 for a .02 acre site fronting on I-77 near the northeast corner of Pressley Road and Stuart Andrew Boulevard.

Attachment No. 1-G

10. Hearing on Petition No. 84-84 by the Charlotte-Mecklenburg Planning Commission for a text amendment to various sections throughout the Zoning Ordirance to correct errors in typing and printing in the recodified City of Charlotte Zoning Ordinance adopted by City Council on January 1, 1984.

Attachment No. 1-H

11. Hearing on Petition No. 84-85 by the Charlotte-Mecklenburg Planning Commission for a text amendment to various sections throughout the Zoning Ordinance to correct errors in typing and printing in the recodified City of Charlotte Zoning Ordinance adopted by City Council on January 1, 1984.

Attachment No. 1-I

POLICY AGENDA

12. Decision on Petition No. 84-28 by Kelly F. and Mary D. Osborne for a change in zoning from O-6 and I-1 to B-1 for a .75 acre site at the northwest corner of Rensselaer Avenue and Cleveland Avenue, in the Dilworth neighborhood.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring affirmative votes of three-fourths of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Planning Commission recommends that the petition be denied.

Attachment No. 2-J

13. Decision on Petition No. 84-41 by the Charlotte-Mecklenburg Planning Commission for proposed amendments to the City Zoning Ordinance regarding churches and institutional uses.

Attachment No. 2-K

14. Decision on Petition No. 84-67 by Wood Properties for a change in zoning from R-9 to R-15MF(CD) for a 29.6 acre site located along the west side of Reddman Road, about 2,110 feet south of Albemarle Road.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring affirmative votes of three-fourths of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Planning Commission recommends that the petition be denied.

Attachment No. 2-I

15. Decision on Petition No. 84-69 by Warren J. Redd and Jane B. Redd for a change in zoning from O-15(CD) to R-9MF(CD) for a portion of a 24-acre site located on the east side of Reddman Road; and a site plan amendment to the already existing R-9MF-(CD).

The Planning Commission recommends that the petition be approved.

Attachment No. 2-M

16. Decision on Petition No. 84-70 by A. H. Alexander for a change in zoning from B-1 to B-2 for a 7,500 square foot lot located at 1541 Independence Boulevard and St. Julien Street.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring affirmative votes of three-fourths of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Planning Commission recommends that the petition be denied.

Attachment No. 2-N

17. Decision on Petition No. 84-71 by Ibrahim Q. Saadeh for a change in zoning from R-9 to R-9MF for a 1.701 acre site located at 4032 Cushman Street, west of Sugar Creek Road.

The Planning Commission recommends that the petition be denied.

Attachment No. 2-O

18. Decision on Petition No. 84-72 by Kay Bartholomew and the Junior League of Charlotte for a text amendment to Section 3062 of the Zoning Ordinance to allow consignment shops in all business districts except B-D districts.

The Planning Commission recommends that the text amendment, as amended, be approved.

Attachment No. 2-P

19. Decision on Petition No. 84-74 by Moehring Investment, Inc. for a change in zoning from R-15 to R-15MF(CD) for a 4.1 acre site located at 8700 Fairview Road, adjacent to McMillian Place Apartments.

A protest petition has been filed and found sufficient to invoke the three-fourths rule requiring affirmative votes of three-fourths of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Planning Commission recommends that the petition be approved.

Attachment No. 2-Q

20. Decision on Petition No. 84-75 by the Charlotte-Mecklenburg Planning Commission for a zoning ordinance text amendment to Section 1013 of the City Code of the City of Charlotte regarding Fractional Requirements for duplexes.

The Planning Commission recommends that the text amendment be approved.

Attachment No. 2-R

21. Recommend adoption of a resolution providing for public hearings on Monday, December 17, 1984, at 6:00 p.m., in the Board Room, Education Center, on Petition Nos. 84-86 through 84-92 for zoning changes.

- PENDING MATTERS -

In meeting on Monday, December 10, 1984, City Council will make nominations for appointment to the following boards and committee

Safety Action Committee - Two positions for two-year terms. The terms of Pat Locke Williamson and J Cary Findlay expire on December 31, 1984 They were both originally appointed in February 1982 for full terms and reappointed in October of 1983 for one-year terms in order to stagger the expiration dates of the committee membership

Zone Wrecker Review Board - One position for a three-year term. The term of William J. Costner expires December 31, 1984 He is completing his second full term

Zoning Board of Adjustment - Richard Hechenbleikner has resigned from Board effective December 31, 1984 Appointment will be for his unexpired term which ends January 30, 1986

- SCHEDULE OF MEETINGS -
November 19 - December 8, 1984

Monday, November 19	DINNER - 2005 Plan Update Education Center Rooms 237-239	5 00 p m
	ZONING HEARINGS & DECISIONS Board Room	6 00 p m
Thursday, November 22	THANKSGIVING DAY (City Offices Closed)	
	RIBBON CUTTING/Tryon Street Mall	12 00 noon
Saturday, November 24 through Wednesday, November 28	NLC CONGRESS OF CITIES Indianapolis, Indiana	
Friday, December 7 & Saturday, December 8	COUNCIL RETREAT Southern Pines, N C	11 00 a. m - 6 00 p. m

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